

Grantee: Augusta, GA

Grant: B-08-MN-13-0002

April 1, 2009 thru June 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

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

This Report Period

To Date

Total Projected Budget from All Sources

N/A

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

Currently no activities have been initiated by the AHCDD under NSP requiring funding drawdowns aside from administrative cost. Tiered Environmental Reviews (ERR) are still outstanding for various zip codes (30901, 30904, 30906, 30909, 30815) with expectation of approval this week. Contract option for general acquisition (Activity Item #03) will be first agenda item once ERR is approved.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$0.00	\$859,572.00	\$0.00
221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$0.00	\$1,168,697.46	\$0.00
221073117-5311111/408450-5311111-1, Administrative Salaries	\$0.00	\$196,867.26	\$0.00
221073117-5311111/408450-5311111-2, Administrative Training	\$0.00	\$12,613.22	\$0.00

221073117-5311111/408450-5311111-3, Administrative	\$0.00	\$25,175.50	\$0.00
221073117-5311111/408450-5311111-5, Administrative Rent	\$0.00	\$10,138.56	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

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July 1, 2009 thru September 30, 2009 Performance Report

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Overall

This Report Period

To Date

Total Projected Budget from All Sources

N/A

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
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	\$35,000.00	\$35,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$76,291.55
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

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 NSP1 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 NSP1 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 NSP1 funding had been negotiated and to date no NSP1 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 Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$0.00	\$859,572.00	\$0.00
221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$215,794.16	\$1,168,697.46	\$215,794.16
221073117-5311111/408450-5311111-1, Administrative Salaries	\$63,818.35	\$212,680.46	\$63,818.35
221073117-5311111/408450-5311111-2, Administrative Training	\$6,964.43	\$12,613.22	\$6,964.43
221073117-5311111/408450-5311111-3, Administrative	\$1,572.77	\$9,362.30	\$1,572.77
221073117-5311111/408450-5311111-5, Administrative Rent	\$3,936.00	\$10,138.56	\$3,936.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 03

Activity Title: Sand Ridge

Activity Category:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-6

Projected Start Date:

05/29/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelopment of Foreclosures

Projected End Date:

08/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$215,294.16
Total CDBG Program Funds Budgeted	N/A	\$215,294.16
Program Funds Drawdown	\$215,294.16	\$215,294.16
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Sand Ridge: 1.2889 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-001-00-0 2.2891 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-002-00-0 3.2893 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-003-00-0 4.2897 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-004-00-0 5.2901 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-005-00-0 6.2898 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-012-00-0 7.2894 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-013-00-0 8.2890 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-014-00-0

Location Description:

As a result of builder foreclosure by Augusta First Bank & Trust, department purchased of eight undeveloped lots in Sand Ridge neighborhood for future new construction development for sale to LMMI clients.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/8

Total acquisition compensation to 0 0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/8	0/8	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 5

Activity Title: Administrative rent

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-5

Project Title:

Administrative Rent

Projected Start Date:

03/01/2008

Projected End Date:

09/02/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

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	\$3,936.00	\$3,936.00
Obligated CDBG DR Funds	\$10,138.56	\$10,138.56
Expended CDBG DR Funds	\$6,888.00	\$6,888.00
AHCDD	\$6,888.00	\$6,888.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 6

Activity Title: Administrative Salaries

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-1

Project Title:

Administrative Salaries

Projected Start Date:

12/29/2008

Projected End Date:

09/12/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

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	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-3

Project Title:

Administrative Supplies/Equipment

Projected Start Date:

12/01/2008

Projected End Date:

09/02/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$1,572.77	\$1,572.77
Obligated CDBG DR Funds	\$5,000.00	\$5,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

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	\$10,000.00	\$10,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

05/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

10/30/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$500.00	\$500.00
Obligated CDBG DR Funds	\$955,897.40	\$955,897.40
Expended CDBG DR Funds	\$215,794.16	\$215,794.16
AHCDD	\$215,794.16	\$215,794.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction units and acquisition/rehab of existing developments for sale to income qualified applicants

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.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	8/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/5	0/15	0/20	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

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	Hephizibah	NA	30815
2897 Pepperdine Drive	Hephzibah	NA	30815
2889 Pepperdine Drive	Hephzibah	NA	30815

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: Augusta, GA

Grant: B-08-MN-13-0002

October 1, 2009 thru December 31, 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

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCDD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$76,334.17	\$368,419.88
Obligated CDBG DR Funds	\$4,363.30	\$1,198,079.72
Expended CDBG DR Funds	\$83,999.48	\$306,681.64
Match Contributed	\$0.00	\$35,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$83,877.70
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

Holiday House Check Presentation and Family Presentation

When: Wednesday, October 28, 2009

The initiative, called the "Power of Community Holiday House," is a collaboration between the City of Augusta's Housing and Community Development Department through NSP funds, a \$35,000 donation from the Wells Fargo Housing Foundation through an awarded application under the Wells Fargo's Team Member Volunteer Program and HomeFirst Augusta, a non-profit homeownership and housing counseling education organization and recipient of the 2010 Audrey Nelson Community Development Achievement Award. Team members from City of Augusta, Wachovia, and Wells Fargo have committed to work on the house for eight consecutive Saturdays. The work commenced with a street clean-up on October 10th as the community welcomed an opportunity to remove debris and spruce up the block, and continued through December 5, 2009 just in time for the general contractor to complete the new home for the holidays.

Gloria Dunbar (interested in "her" community)

When: Tuesday, November 10, 2009

Gloria Dunbar is a student at Augusta State University and a member of the Hill area community having recently returned home from up north. She has a family heritage linking to the downtown area of Augusta going back several generations with a grandmother as the oldest living relative still in the neighborhood. Her meeting was to inquire about the use of NSP funding as a revitalization source to existing property to turnaround her grandmother's neighborhood, currently in a state of decline. The conversation investigated the use of Housing Rehab, Rental Rehab, Parks & Recreation, NSP, and private funding to renovate some homes and build in-fill new construction on some blighted parcels to reinvigorate the neighborhood.

Kate Little Interview
Tuesday 12/08/2009

Kate Little wanted to discuss non-profit involvement in NSP funded projects as part of survey being done by G-Stand. The City of Augusta's NSP Action Plan does not include the use of sub-recipients but does have two procured non-profit CHDO's as a part of its development group. Although neither group is leading its own pool of the allocation received by the city, they each participated in the RFP bid process for projects that have been funded using award funding.

RFP's for 3549 Gardenbrook
Thursday 12/17/2009

The RFP process to accept bids on the first Renewed Vision property concluded. The Renewed Vision program is the short term approach utilized by Augusta's NSP program to allocate funds under Eligible Use B and E. Clients that have been pre-approved for fixed-rate mortgage loans that meet the income criteria of the NSP program, may decide on a property in an eligible zip code for the department to evaluate. If the investment of NSP funding into the property as rehabilitation or redevelopment will stabilize the community then the property can be acquired by the city through its land bank authority until completion of such renovations and sold to the client. The cost of these improvements are tallied into the Total Development Cost of the project and financed by the client through their first lien mortgage, a second deferred forgivable lien to assist with closing cost of down payment (Eligible Use A-Financing Mechanisms) if required, and a third non-amortizing lien for gap subsidy (Eligible Use A-Financing Mechanisms).

NSP PowerPoint and Presentation
Monday 12/28/2009 – 12/30/2009

A workshop and PowerPoint scheduled for January 30, 2010 that will cover five major points with the assistance of the department's partners:

1. The NSP1 program &ldquoRenewed Vision&rdquo coverage areas and restrictions (income, zip codes, etc.)
2. The Financing Mechanisms involved in NSP1 (subsidy, closing costs assistance, down payment assistance, preferred services)
3. Coupling with other department program funding (DPA, HOME through the use of the CHDO's, Laney Walker Development subsidy)
4. Other development options in Richmond County (30901 Development corp. Antioch Ministries, Laney Walker/Bethlehem, and PEMCO properties if you wish to participate)
5. Financing the deals (bringing all of the subsidy together with real loan options to create buyers now)

The workshop will then subdivide the participants into three groups:

1. Ready NOW (no public records on credit, stable income for at least 12 months, stable rent history for at least 12 months, and a 620 credit score)
2. Ready in less than 3-6 months (stable in most areas but expecting a tax return that will pay off any debts to qualify and needing three months to save some funds)
3. Ready in 6-12 months (requires some credit and budget counseling but with a strong desire for homeownership and stable rent and income, candidate for lease to purchase)

These groups will then be turned into a three tiered pipeline for our lending partners (we are arranging a meeting scheduled for February to be headed by Jesse Wiles, consultant with APD, Inc. procured by the City of Augusta to head the Laney Walker/Bethlehem Revitalization project, and Donna Wickes, Urban Planner for the City of Augusta). This will &ldquofree up&rdquo credit to program participants using the subsidy options to reduce their risks and get these families into homes. The additional push for them, and sales tool we will employ to the lenders, is the extensive counseling both pre- and post-ownership to protect their collateral-the house.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$1.00	\$859,572.00	\$1.00
221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$100,000.00	\$0.00

221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$68,747.02	\$1,168,697.46	\$284,541.18
221073117-5311111/408450-5311111-1, Administrative Salaries	\$0.00	\$212,680.46	\$63,818.35
221073117-5311111/408450-5311111-2, Administrative Training	\$143.47	\$12,613.22	\$7,107.90
221073117-5311111/408450-5311111-3, Administrative	\$3,506.68	\$9,362.30	\$5,079.45
221073117-5311111/408450-5311111-5, Administrative Rent	\$3,936.00	\$10,138.56	\$7,872.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 01

Activity Title: Hicks Street Acquisition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-2

Project Title:

Development of Rental

Projected Start Date:

05/14/2009

Projected End Date:

06/14/2009

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1.00
Total CDBG Program Funds Budgeted	N/A	\$1.00
Program Funds Drawdown	\$1.00	\$1.00
Obligated CDBG DR Funds	\$1.00	\$1.00
Expended CDBG DR Funds	\$1.00	\$1.00
AHCDD	\$1.00	\$1.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property at 1737 Hicks Street from HUD off \$1.00 list.

Location Description:

target zip code 30904 for high rates of abandonment and blight, ideal low income rental area and some lease to purchase properties.

Activity Progress Narrative:

The \$1.00 listed in this Activity was part of the acquisition cost assumed for the purchase of a HUD property located at 1737 Hicks Street Augusta, GA 30904. However, once the Activity was created and funds in the Action Plan designated to the Activity the property closed with a refund for property taxes paid by the seller coming to the department of \$491.53. The designated \$1.00 acquisition then was offset by the property tax refund and never brought to closing. The \$1.00 then had to be assigned to some action related to this property and was combined with rehabilitation funds for the same address. The Activity then for this \$1.00 became Rehabilitation of a Residential Unit and not simply Acquisition-General.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	1	1/1
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		1/1	
# 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 Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/1	0/0	1/1	100.00
# of Persons benefitting	2	0	2	2/0	0/0	2/0	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: 5

Activity Title: Administrative rent

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-5

Project Title:

Administrative Rent

Projected Start Date:

03/01/2008

Projected End Date:

09/02/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 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	\$3,936.00	\$7,872.00
Obligated CDBG DR Funds	\$0.00	\$10,138.56
Expended CDBG DR Funds	\$2,952.00	\$9,840.00
AHCDD	\$2,952.00	\$9,840.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rent (\$422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

The total of rent expended during this QPR period was \$2952.00 (\$984.00 per month for three months). However, the total expended to date is \$9840.00 for the ten months that NSP staff have been house at this site paying rent. All funds have been obligated for this Activity as Administrative functions can be obligated at 100% without having been totally expended.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-3

Project Title:

Administrative Supplies/Equipment

Projected Start Date:

12/01/2008

Projected End Date:

09/02/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$3,506.68	\$5,079.45
Obligated CDBG DR Funds	\$4,362.30	\$9,362.30
Expended CDBG DR Funds	\$838.41	\$838.41
AHCDD	\$838.41	\$838.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Program funds expended during quarter are \$838.41. However, total expenditure is equal to total funds drawn down of \$5,079.45.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 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	\$143.47	\$7,107.90
Obligated CDBG DR Funds	\$0.00	\$10,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Various throughout Georgia

Activity Progress Narrative:

No expenditures of funds during quarter. However, todate, total funds drawn of \$7,107.90 have been expended.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

05/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$68,747.02	\$69,247.02
Obligated CDBG DR Funds	\$0.00	\$955,897.40
Expended CDBG DR Funds	\$80,208.07	\$296,002.23
AHCDD	\$80,208.07	\$296,002.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction units and acquisition/rehab of existing developments for sale to income qualified applicants

Location Description:

Targeted zip codes

Activity Progress Narrative:

The "Power of Community Holiday House," was a collaboration between the City of Augusta's Housing and Community Development Department through NSP funds and a \$35,000 donation from the Wells Fargo Housing Foundation through an awarded application under the Wells Fargo's Team Member Volunteer Program. The renovations of a home (1737 Hicks Street) acquired through HUD Pemco as part of its Dollar House program consisted of volunteers and contracted services paid for by NSP. The investment of \$13,507.07 over this quarter yielded a project at more than 70% complete. The home was then finished for an additional \$9480.11. The ending result was a value of more than \$65,000 (BPO value) and an affordable mortgage for the client structured as a fixed-rate first lien, a deferred forgivable second and a non-amortizing third. The purchase of another foreclosed property at 3549 Gardenbrook Drive for \$53,315.95 will be renovated for resale to a low income buyer. The use of financing mechanisms will assist with subsidy and closing cost to the the buyer on he fixed rate mortgage loan once the home is complete in February 2010. Total obligations now reflect acquisitions and/or acquisition/rehab projects for the QPR period. All funding that has been obligated is expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	10/20

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	2	0	2	2/5	0/15	2/20	100.00
# of Persons benefitting	5	0	5	5/0	0/0	5/0	100.00

Activity Locations

Address	City	State	Zip
1737 Hicks Street	Augusta	NA	30904
3549 Gardenbrook Drive	Augusta	NA	30906

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: Augusta, GA

Grant: B-08-MN-13-0002

January 1, 2010 thru March 31, 2010 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

Review by HUD:

Reviewed and Approved

QPR Contact:

Shawn Edwards

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCDD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$94,756.12	\$463,176.00
Obligated CDBG DR Funds	(\$359,746.10)	\$838,333.62
Expended CDBG DR Funds	\$239,110.11	\$545,791.75
Match Contributed	\$0.00	\$35,000.00
Program Income Received	\$55,000.00	\$55,000.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$131,148.19
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

The most significant accomplishments for the NSP program for Augusta-Richmond County this quarter have been the revisions planned for the Substantial Amendment to ensure that the deadline for funding obligation is met. The original plan was to have funds obligated to several small projects using the matching of funds to create the greatest overall impact on the county as a whole. However, with an ever-approaching deadline to be met, the new approach will downscale the number of projects to three and increase the investment of funding in those projects for a greater impact specific to those developments. The projects will include a low-income rental housing development for the 25% set aside, a new construction development of foreclosed and abandoned lots, and several scattered site acquisitions for rehabilitation and resale in an existing and stable neighborhood. The efforts are being made currently after the most recent technical assistance feedback, to prepare a Notice to the Public about plan changes and to move forward with a new obligation deadline of May 30, 2010.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$0.00	\$863,572.00	\$1.00
221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-4, Financing mechanisms	\$2,500.00	\$100,000.00	\$2,500.00

221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$44,985.63	\$1,164,697.46	\$329,526.81
221073117-5311111/408450-5311111-1, Administrative Salaries	\$44,673.09	\$212,680.46	\$108,491.44
221073117-5311111/408450-5311111-2, Administrative Training	\$621.34	\$12,613.22	\$7,729.24
221073117-5311111/408450-5311111-3, Administrative	\$8.06	\$9,362.30	\$5,087.51
221073117-5311111/408450-5311111-5, Administrative Rent	\$1,968.00	\$10,138.56	\$9,840.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 03

Activity Title: Sand Ridge

Activity Category:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-6

Projected Start Date:

05/29/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelopment of Foreclosures

Projected End Date:

08/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$215,294.16
Total CDBG Program Funds Budgeted	N/A	\$215,294.16
Program Funds Drawdown	\$0.00	\$215,294.16
Obligated CDBG DR Funds	\$215,294.16	\$215,294.16
Expended CDBG DR Funds	\$215,294.16	\$215,294.16
AHCDD	\$215,294.16	\$215,294.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Sand Ridge: 1.2889 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-001-00-0 2.2891 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-002-00-0 3.2893 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-003-00-0 4.2897 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-004-00-0 5.2901 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-005-00-0 6.2898 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-012-00-0 7.2894 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-013-00-0 8.2890 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-014-00-0

Location Description:

As a result of builder foreclosure by Augusta First Bank & Trust, department purchased of eight undeveloped lots in Sand Ridge neighborhood for future new construction development for sale to LMMI clients.

Activity Progress Narrative:

This activity in the Action Plan has been changed to to reflect funding obligated, drawn and expended originally under the Activity #9 for the acquisition of these units. The \$215,294.16 should be reallocated to this Activity line and shown as completed in the Action Plan.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	8/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	0	0/8
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/8	0/8	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
2889-91, 2893-94, 2897-98, 2901 Pepperdine Drive	Hephzibah	NA	30815

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 04

Activity Title: Florence Street Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-2

Project Title:

Development of Rental

Projected Start Date:

07/15/2009

Projected End Date:

06/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$618,266.00
Total CDBG Program Funds Budgeted	N/A	\$618,266.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$35,937.00	\$35,937.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Multi-family project. Acquire vacant lots and blighted, abandoned homes for the purpose of demolition using state funding and new construction using federal NSP funding of duplex properties. Developer funds will be leveraged for low-income (25% set aside) tenants to occupy 6 rental units designed as 3 duplexes.

Location Description:

Target area for foreclosures and blight; 30901 zip code in downtown Augusta.

Activity Progress Narrative:

The Request for Proposals has been distributed to two non-profit developers (30901 Development and Antioch Ministries) with the streetscape, construction drawings, and elevations for the duplexes to be built as part of this project. The responses are due by May 21, 2010 from those organizations with an interest in doing the project and that have the ability to financially commit 25% of the development costs. If neither group can produce a financial commitment from their respective banks, the department can move forward with 100% of the development costs and later sell the completed project to a non-profit to manage and monitor.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/3
#Low flow toilets	0	0/6
#Units with bus/rail access	0	0/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/6
# of Multifamily Units	0	0/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1105 Cedar Street	Augusta	NA	30901
1124 Florence Street	Augusta	NA	30901

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: 10

Activity Title: rental property

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Development of Rental

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$245,305.00
Total CDBG Program Funds Budgeted	N/A	\$245,305.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$2,300.00	\$2,300.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Low income, one bedroom duplex rental units rehabbed in 2005 by previous property owner using three high risk ARM loans. Mortgage loans went into default and properties became available for purchase, which were acquired with occupants remaining in units.

Location Description:

Acquisition of foreclosed multi-family development in target zip code of 30904 known as the Sand Hills Apartments.

Activity Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 12

Activity Title: Financing mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

221073117-5211119/408450-5444112-4

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing mechanisms

Projected End Date:

03/31/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,500.00
Total CDBG Program Funds Budgeted	N/A	\$2,500.00
Program Funds Drawdown	\$2,500.00	\$2,500.00
Obligated CDBG DR Funds	\$2,500.00	\$2,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Subsidy and down payment assistance offered to household for gap financing and support to reduce the initial cost of homeownership. The project was a combination of federal funding provided under the NSP program and private funding provided by the Wachovia Foundation' TMVP program.

Location Description:

1737 Hicks Street Augusta, GA 30904

Activity Progress Narrative:

The \$2,500 reported was for Down Payment Assistance offered to buyer of acquisition/rehab/resale property at 1737 Hicks Street on January 8, 2010. The property was a "dollar home" offered by HUD acquired on June 23, 2009 and rehabilitated with a mix of private institution funds from Wells Fargo Bank leveraged against NSP1 funds.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/1	0/0	0/1	0
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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: 5

Activity Title: Administrative rent

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-5

Project Title:

Administrative Rent

Projected Start Date:

03/01/2008

Projected End Date:

09/02/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

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	\$1,968.00	\$9,840.00
Obligated CDBG DR Funds	\$0.00	\$10,138.56
Expended CDBG DR Funds	\$0.00	\$9,840.00
AHCDD	\$0.00	\$9,840.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rent (\$422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

Rent of \$984.00 is paid once monthly each month for two offices on the third floor and access to the third floor conference room.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 6

Activity Title: Administrative Salaries

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-1

Project Title:

Administrative Salaries

Projected Start Date:

12/29/2008

Projected End Date:

09/12/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

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	\$44,673.09	\$108,491.44
Obligated CDBG DR Funds	\$0.00	\$212,680.46
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Salaries for staff employed under the NSP1 program. Includes a program manager, program inspector, and program administrator.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-3

Projected Start Date:

12/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Supplies/Equipment

Projected End Date:

09/02/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$8.06	\$5,087.51
Obligated CDBG DR Funds	\$0.00	\$9,362.30
Expended CDBG DR Funds	\$0.00	\$838.41
AHCDD	\$0.00	\$838.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Supplies are ordered as needed by the program which may include printer ink for the color printer and copier on the second floor, which is shared by the department but split between the three programs (HOME, CDBG, and NSP) for costs. Other expenses under this Activity include Fed-Ex shipping which most recently include contracts and amendments for property acquisitions.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

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	\$621.34	\$7,729.24
Obligated CDBG DR Funds	\$2,613.22	\$12,613.22
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Various throughout Georgia

Activity Progress Narrative:

This activity includes any costs for training including per diem and travel reimbursements. This may include hotel, meals, mileage and parking.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

05/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$44,985.63	\$114,232.65
Obligated CDBG DR Funds	(\$618,390.48)	\$337,506.92
Expended CDBG DR Funds	\$23,815.95	\$319,818.18
AHCDD	\$23,815.95	\$319,818.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$55,000.00	\$55,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction units and acquisition/rehab of existing developments for sale to income qualified applicants

Location Description:

Targeted zip codes

Activity Progress Narrative:

The acquisition of 3549 Gardenbrook Drive occurred during last quarter as a foreclosed property redeveloped for resale under Eligible Use E and Activity 9 of this Action Plan. The property sold in March 2010 and generated \$55,000.00 in program income from the client's mortgage. The subsidy provided to the household maintains longterm affordability through the use fo a non-amortizing second lien for \$23,815.95 for redevelopment of the propeprty and \$3,921.81 as a deferred forgivable third lien for closing costs assistance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	11/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	1/0

Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		3/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	3/5	0/15	3/20	100.00
# of Persons benefitting	3	0	3	8/0	0/0	8/0	100.00

Activity Locations

Address	City	State	Zip
3549 Gardenbrook Drive	Augusta	NA	30906

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: Augusta, GA

Grant: B-08-MN-13-0002

April 1, 2010 thru June 30, 2010 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

Review by HUD:

Reviewed and Approved

QPR Contact:

Shawn Edwards

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCDD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$10,575.56	\$473,751.56
Obligated CDBG DR Funds	\$744,743.17	\$1,583,076.79
Expended CDBG DR Funds	\$0.00	\$545,791.75
Match Contributed	\$0.00	\$35,000.00
Program Income Received	\$0.00	\$55,000.00
Program Income Drawdown	\$43,588.45	\$43,588.45

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	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$136,880.31
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

The quarter included the acquisition of our first properties in the 30909 zip code which has some of the most desirable neighborhoods in Richmond County. We have also encountered our first relocation for any project which is a new experience for the team. However, because of the condition of the property purchased and a sudden collapse of the roof from rain the tenant qualified for emergency relocation which will transition into permanent. During this quarter the city also acquired its first multi-family development in a series of duplexes in the Sand Hills area of 30904. The seniors residing there will not be relocated and the acquisition, although not including any major rehab, is a benefit in that affordability of the foreclosed units can be guaranteed. The only outstanding program priorities are to move funds from Activity #12 (Homeownership Assistance) to Activity #11 (Land Banking). Below is a detailing of the most impactful events leading to the obligation of 94% of NSP1 funds and progress made.

July 12, 2010 - Accepted contract for foreclosed property has been copied to file and total of funds for Redevelopment activities are obligated. Now 92% of funding is obligated in system and only remaining items are Landbank and Financing mechanisms.

July 28, 2010 - With 94% of funds obligated including 100% of the LH25 requirement, it has been suggested by our state representative that we consider moving funds from Financing Mechanisms (subsidy) to Land Bank as an activity to ensure the 100% obligation goal is met prior to the September 5, 2010 deadline. The change to the Substantial Amendment is being submitted and the Public Notice process for this change has already been scheduled. A foreclosed home will be purchased in a targeted development area to obligate these funds (\$97,500.00) before the deadline of September.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$2,363.33	\$863,572.00	\$2,364.33
221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$100,000.00	\$2,500.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$7,980.11	\$1,164,697.46	\$337,506.92
221073117-5311111/408450-5311111-1, Administrative Salaries	\$0.00	\$212,680.46	\$108,491.44
221073117-5311111/408450-5311111-2, Administrative Training	\$7.00	\$12,613.22	\$7,736.24
221073117-5311111/408450-5311111-3, Administrative	\$6.31	\$9,362.30	\$5,093.82
221073117-5311111/408450-5311111-5, Administrative Rent	\$218.81	\$10,138.56	\$10,058.81
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 04

Activity Title: Florence Street Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-2

Project Title:

Development of Rental

Projected Start Date:

07/15/2009

Projected End Date:

06/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

AHCDD

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$618,266.00
Total CDBG Program Funds Budgeted	N/A	\$618,266.00
Program Funds Drawdown	\$63.33	\$63.33
Obligated CDBG DR Funds	\$582,329.00	\$618,266.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$32,402.91	\$32,402.91

Activity Description:

Multi-family project. Acquire vacant lots and blighted, abandoned homes for the purpose of demolition using state funding and new construction using federal NSP funding of duplex properties. Developer funds will be leveraged for low-income (25% set aside) tenants to occupy 6 rental units designed as 3 duplexes.

Location Description:

Target area for foreclosures and blight; 30901 zip code in downtown Augusta.

Activity Progress Narrative:

June 17th - signed contract received from Antioch Ministries for development of building 2 and 3 at \$440,030.00 with an additional 25% of project cost supplied as conventional financing (bank loan).

June 22, 2010- signed contract received from J&B Construction and Services for building 1 with a construction cost of \$272,681.00.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
#Low flow toilets	0	0/6
#Units with bus/rail access	0	0/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/6
# of Multifamily Units	0	0/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1120 Florence Street	Augusta	NA	30901
1136 Florence Street	Augusta	NA	30901
1124 Florence Street	Augusta	NA	30901
1144 Florence Street	Augusta	NA	30901
1128 Florence Street	Augusta	NA	30901
1134 Florence Street	Augusta	NA	30901

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: 10

Activity Title: rental property

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Development of Rental

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$245,305.00
Total CDBG Program Funds Budgeted	N/A	\$245,305.00
Program Funds Drawdown	\$2,300.00	\$2,300.00
Obligated CDBG DR Funds	\$243,005.00	\$245,305.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,350.00	\$1,350.00

Activity Description:

Low income, one bedroom duplex rental units rehabbed in 2005 by previous property owner using three high risk ARM loans. Mortgage loans went into default and properties became available for purchase, which were acquired with occupants remaining in units.

Location Description:

Acquisition of foreclosed multi-family development in target zip code of 30904 known as the Sand Hills Apartments.

Activity Progress Narrative:

May 14, 2010-The lender's have approved sale for three of four properties in the Sand Hills area of the county. Properties were owned by a local non-profit but are being foreclosed upon. Department has issued all appropriate documentation for URA to existing tenants and verified income for all households to validate median income status as 50% and below and therefore eligible for investment of "set aside" funding.

June 22, 2010-Lender approval for fourth duplex (2435-2437 Mt. Auburn). Funds will be obligated for unit using remainder from this Activity and from Redevelopment as properties are eligible under "foreclosure" definition.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	8	8/8

	This Report Period Total	Cumulative Actual Total / Expected Total
--	-----------------------------	---

# of Housing Units	8	8/8
# of Multifamily Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	8	0	8	8/8	0/0	8/8	100.00
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

Address	City	State	Zip
2427-2429 Mt. Auburn Ave	Augusta	NA	30904
719-721 Weed St.	Augusta	NA	30904
2435-2437 Mt Auburn Ave.	Augusta	NA	30904
2431-2433 Mt. Auburn Ave.	Augusta	NA	30904

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: 5

Activity Title: Administrative rent

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-5

Projected Start Date:

03/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Rent

Projected End Date:

09/02/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Apr 1 thru Jun 30, 2010

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	\$218.81	\$10,058.81
Obligated CDBG DR Funds	\$0.00	\$10,138.56
Expended CDBG DR Funds	\$0.00	\$9,840.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$3,717.19	\$3,717.19

Activity Description:

Rent (\$422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-3

Projected Start Date:

12/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Supplies/Equipment

Projected End Date:

09/02/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$6.31	\$5,093.82
Obligated CDBG DR Funds	\$0.00	\$9,362.30
Expended CDBG DR Funds	\$0.00	\$838.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,754.81	\$1,754.81

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Apr 1 thru Jun 30, 2010

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	\$7.00	\$7,736.24
Obligated CDBG DR Funds	\$0.00	\$12,613.22
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$28.00	\$28.00

Activity Description:

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

Location Description:

Various throughout Georgia

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

05/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$7,980.11	\$122,212.76
Obligated CDBG DR Funds	(\$80,590.83)	\$256,916.09
Expended CDBG DR Funds	\$0.00	\$319,818.18
AHCDD	\$0.00	\$319,818.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$55,000.00
Program Income Drawdown	\$4,335.54	\$4,335.54

Activity Description:

New construction units and acquisition/rehab of existing developments for sale to income qualified applicants

Location Description:

Targeted zip codes

Activity Progress Narrative:

June 22, 2010 - an additional \$94,508.33 obligated to new construction for FLorence St. Project (LH 25%).

June 22, 2010 - an additional \$37,695.00 has been obligated to support acquisition rehab of foreclosed property under the Sand Hills Project.

June 30, 2010 - an additional \$555,286.32 obligated to three projects including new construction on Sand Ridge project (J & B Construction contract for two homes) and acquisition of Winterville and Clarkston properties.

July 12, 2010 - The total of funds available for Redevelopment (remaining \$137,000) have been obligated with the accepted contracts of 2548 Winterville and 2985 Clarkston for acquisition/rehab/resale. Total remaining NSP grant allocation include Land Bank activities and financing mechanisms (subsidy).

July 12, 2010 - Additional \$0.06 added to Redevelopment of Foreclosures Project to cover shortfall from last Action Plan submission. Additional \$0.06 added to Redevelopment Activity from project. Awaiting approval.

July 23, 2010 - Closing on two acquisitions in the 30909 zip code with minimal rehab and great likelihood of a quick resale.

Properties should increase visibility of program and market NSP as an option for homeownership to households above 80% AMI with these homes.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total

# of Properties	0	11/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	3/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/5	0/15	3/20	100.00
# of Persons benefitting	0	0	0	8/0	0/0	8/0	100.00

Activity Locations

Address	City	State	Zip
2985 Clarkston Road	Augusta	NA	30909
2548 Winterville Drive	Augusta	NA	30909

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: Augusta, GA

Grant: B-08-MN-13-0002

July 1, 2010 thru September 30, 2010 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

Review by HUD:

Reviewed and Approved

QPR Contact:

Shawn Edwards

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCDD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

This Report Period

To Date

Total Projected Budget from All Sources

N/A

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$745,137.08	\$1,218,888.64
Obligated CDBG DR Funds	\$889,987.21	\$2,473,064.00
Expended CDBG DR Funds	\$0.00	\$545,791.75
Match Contributed	\$0.00	\$35,000.00
Program Income Received	\$5,191.42	\$60,191.42
Program Income Drawdown	\$9,131.55	\$52,720.00

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	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$186,644.82
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

July 12, 2010 - Accepted contract for foreclosed property has been copied to file and total of funds for Redevelopment activities are obligated. Now 92% of funding is obligated in system and only remaining items are Landbank and Financing mechanisms.

July 23, 2010 closed on 2548 Winterville Drive Augusta, Georgia 30909. Funds pulled from redevelopment activity number nine for acquisition of foreclosed property which will be for sale.

July 28, 2010 - With 94% of funds obligated including 100% of the LH25 requirement, it has been suggested by our state representative that we consider moving funds from Financing Mechanisms (subsidy) to Land Bank as an activity to ensure the 100% obligation goal is met prior to the September 5, 2010 deadline. The change to the Substantial Amendment is being submitted and the Public Notice process for this change has already been scheduled. A foreclosed home will be purchased in a targeted development area to obligate these funds (\$97,500.00) before the deadline of September.

A Public Notice was submitted which ran for fifteen days from July 29th to August 12th to inform of the change in the Substantial Amendment. The change would allow for funds once reserved for Financing Mechanisms to be moved to Land Banking to ensure that the obligation deadline is met. A Public Hearing was also held to address concerns or comments from the community on August 16th. With that change in funding properties have been selected for negotiation of the 1% mandatory discount and acquisition under this eligible use. With the successful negotiation of these selected properties then the \$197,500.00 outstanding to be obligated by the program will be inputted in the DRGR to show the grant at 100% obligated of grant funds.

8-19-10 Signed contracts sent to PEMCO via FED-EX overnight and copied via email Shannon Judd (State Rep.) for remaining funding under activity number eleven. Program now at 100% obligated.

8/23/10 Obligated all funds with accepted contracts for Land Bank activity(\$197,500.00).

8/31/2010 Rent collected from Sand Hills acquisition (additional program income)

09/15/2010 Management agreement put in place for rental units (Sand Hills Apartments) with Land Bank Authority for checks from collected rent to be submitted to department. All services necessary for continued management of property (lawn care, pest control, repairs, rent collection, and tenant concerns) will be deducted from rent payment prior to submission to Land Bank.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$269,751.78	\$863,572.00	\$272,116.11
221073117-5211119/408450-5444112-3, Land Bank	\$111,127.43	\$197,500.00	\$111,127.43
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$2,500.00	\$2,500.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$314,800.80	\$1,164,697.46	\$652,307.72
221073117-5311111/408450-5311111-1, Administrative Salaries	\$46,146.60	\$212,680.46	\$154,638.04
221073117-5311111/408450-5311111-2, Administrative Training	\$317.67	\$12,613.22	\$8,053.91
221073117-5311111/408450-5311111-3, Administrative	\$2,913.05	\$9,362.30	\$8,006.87
221073117-5311111/408450-5311111-5, Administrative Rent	\$79.75	\$10,138.56	\$10,138.56
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 01

Activity Title: Hicks Street Acquisition

Activity Category:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

05/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

06/14/2009

Completed Activity Actual End Date:

06/23/2009

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1.00
Total CDBG Program Funds Budgeted	N/A	\$1.00
Program Funds Drawdown	\$0.00	\$1.00
Obligated CDBG DR Funds	\$0.00	\$1.00
Expended CDBG DR Funds	\$0.00	\$1.00
AHCDD	\$0.00	\$1.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property at 1737 Hicks Street from HUD off \$1.00 list.

Location Description:

target zip code 30904 for high rates of abandonment and blight, ideal low income rental area and some lease to purchase properties.

Activity Progress Narrative:

No new actions for this Activity. Property purchase was not during this QPR period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	2/1
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/1	0/0	1/1	100.00
# of Persons benefitting	0	0	0	2/0	0/0	2/0	100.00

Activity Locations

Address	City	State	Zip
1737 Hicks Street	Augusta	NA	30904

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 03

Activity Title: Sand Ridge

Activity Category:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-6

Projected Start Date:

05/29/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelopment of Foreclosures

Projected End Date:

08/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$215,294.16
Total CDBG Program Funds Budgeted	N/A	\$215,294.16
Program Funds Drawdown	\$0.00	\$215,294.16
Obligated CDBG DR Funds	\$0.00	\$215,294.16
Expended CDBG DR Funds	\$0.00	\$215,294.16
AHCDD	\$0.00	\$215,294.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Sand Ridge: 1.2889 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-001-00-0 2.2891 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-002-00-0 3.2893 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-003-00-0 4.2897 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-004-00-0 5.2901 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-005-00-0 6.2898 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-012-00-0 7.2894 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-013-00-0 8.2890 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-014-00-0

Location Description:

As a result of builder foreclosure by Augusta First Bank & Trust, department purchased of eight undeveloped lots in Sand Ridge neighborhood for future new construction development for sale to LMMI clients.

Activity Progress Narrative:

No new development for this Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	8	8/8

Total acquisition compensation to 0 0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/8	0/8	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
2889 Pepperdine Drive	Hephzibah	NA	30815

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 04

Activity Title: Florence Street Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

07/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$618,266.00
Total CDBG Program Funds Budgeted	N/A	\$618,266.00
Program Funds Drawdown	\$26,746.78	\$26,810.11
Obligated CDBG DR Funds	\$0.00	\$618,266.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,875.01	\$34,277.92

Activity Description:

Multi-family project. Acquire vacant lots and blighted, abandoned homes for the purpose of demolition using state funding and new construction using federal NSP funding of duplex properties. Developer funds will be leveraged for low-income (25% set aside) tenants to occupy 6 rental units designed as 3 duplexes.

Location Description:

Target area for foreclosures and blight; 30901 zip code in downtown Augusta.

Activity Progress Narrative:

All properties have been purchased and any blighted structures demolished and vacant lots cleared using state (Georgia Department of Community Affairs) funding. Site plan has been approved with construction scheduled to begin in January 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
#Low flow toilets	6	6/6
#Units with bus/rail access	6	6/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	8/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1120 Florence Street	Augusta	NA	30901

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: 10

Activity Title: rental property

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Development of Rental

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$245,305.00
Total CDBG Program Funds Budgeted	N/A	\$245,305.00
Program Funds Drawdown	\$243,005.00	\$245,305.00
Obligated CDBG DR Funds	\$0.00	\$245,305.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$5,191.42	\$5,191.42
Program Income Drawdown	\$6,720.00	\$8,070.00

Activity Description:

Low income, one bedroom duplex rental units rehabbed in 2005 by previous property owner using three high risk ARM loans. Mortgage loans went into default and properties became available for purchase, which were acquired with occupants remaining in units.

Location Description:

Acquisition of foreclosed multi-family development in target zip code of 30904 known as the Sand Hills Apartments.

Activity Progress Narrative:

Sand Hills Apartments acquired in a previous quarter have begun to generate rental income (program income from acquisition/rehabilitation project). Seven of the eight units are occupied housing low income persons (at or below 50% AMI) with the eighth unit currently having some minor repairs in preparation for renting. Program income received this quarter includes rent for August and September with deductions for property management fees, lawn care, and pest control.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/8
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	16/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	8/8	0/0	8/8	100.00
# Renter Households	8	0	8	8/8	0/0	8/8	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: 11

Activity Title: Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

221073117-5211119/408450-5444112-3

Projected Start Date:

08/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

03/05/2019

Completed Activity Actual End Date:

09/05/2010

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$197,500.00
Total CDBG Program Funds Budgeted	N/A	\$197,500.00
Program Funds Drawdown	\$111,127.43	\$111,127.43
Obligated CDBG DR Funds	\$197,500.00	\$197,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property for future rehabilitation for rental or resale.

Location Description:

Targeted zip codes throughout Richmond County

Activity Progress Narrative:

Property contract accepted by HUD through its brokerage firm PEMCO. Cleared Environmental Review Report (ERR) completed prior to contract and minimal 1% acquisition discount met.
8-19-10 Signed contracts sent to PEMCO via FED-EX overnight and copied via email Shannon Judd (State Rep.) for remaining funding under activity number eleven. Program now at 100% obligated.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2622 Louis Blvd.	Hephzibah	NA	30815
1909 Driftwood Drive	Augusta	NA	30909
4709 Laural Oak Drive	Hephzibah	NA	30815

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:	5
Activity Title:	Administrative rent

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-5

Project Title:

Administrative Rent

Projected Start Date:

03/01/2008

Projected End Date:

09/02/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall	Jul 1 thru Sep 30, 2010	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	\$79.75	\$10,138.56
Obligated CDBG DR Funds	\$0.00	\$10,138.56
Expended CDBG DR Funds	\$0.00	\$9,840.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$3,717.19

Activity Description:

Rent (\$422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 6

Activity Title: Administrative Salaries

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-1

Project Title:

Administrative Salaries

Projected Start Date:

12/29/2008

Projected End Date:

09/12/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

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	\$46,146.60	\$154,638.04
Obligated CDBG DR Funds	\$0.00	\$212,680.46
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-3

Projected Start Date:

12/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Supplies/Equipment

Projected End Date:

09/02/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$2,913.05	\$8,006.87
Obligated CDBG DR Funds	\$0.00	\$9,362.30
Expended CDBG DR Funds	\$0.00	\$838.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$307.44	\$2,062.25

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

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	\$317.67	\$8,053.91
Obligated CDBG DR Funds	\$0.00	\$12,613.22
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$28.00

Activity Description:

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

Location Description:

Various throughout Georgia

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

05/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$314,800.80	\$437,013.56
Obligated CDBG DR Funds	\$692,487.21	\$949,403.30
Expended CDBG DR Funds	\$0.00	\$319,818.18
AHCDD	\$0.00	\$319,818.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$55,000.00
Program Income Drawdown	\$229.10	\$4,564.64

Activity Description:

New construction units and acquisition/rehab of existing developments for sale to income qualified applicants

Location Description:

Targeted zip codes

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/0
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/5	0/15	3/20	100.00
# of Persons benefitting	0	0	0	8/0	0/0	8/0	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: Augusta, GA

Grant: B-08-MN-13-0002

October 1, 2010 thru December 31, 2010 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:

03/10/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Shawn Edwards

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$174,047.23	\$1,392,935.87
Obligated CDBG DR Funds	\$0.00	\$2,473,064.00
Expended CDBG DR Funds	\$0.00	\$545,791.75
Match Contributed	\$0.00	\$35,000.00
Program Income Received	\$5,445.91	\$65,637.33
Program Income Drawdown	\$6,827.66	\$59,547.66

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	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$207,306.17
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

This quarter has included the continued collection of rent from the one low-income acquisition (Sand Hills) which is 100% occupied, the finalized predevelopment of the Florence Street Project (a second low-income rental development), and the finalization of the grantee's first URA project. There have been challenges with marketing property for sale as noted by other grantees across the country which have changed the vision of the department to address in future projects the issues of buyer financing and other homeownership options. However, with the largest of obligated projects set to begin, the expenditure of funds will quickly escalate over the next three months.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$19,477.44	\$863,572.00	\$291,593.55
221073117-5211119/408450-5444112-3, Land Bank	\$69,526.20	\$197,500.00	\$180,653.63
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$2,500.00	\$2,500.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$64,402.21	\$1,164,697.46	\$716,709.93

221073117-5311111/408450-5311111-1, Administrative Salaries	\$20,139.81	\$212,680.46	\$174,777.85
221073117-5311111/408450-5311111-2, Administrative Training	\$450.00	\$12,613.22	\$8,503.91
221073117-5311111/408450-5311111-3, Administrative	\$51.57	\$9,362.30	\$8,058.44
221073117-5311111/408450-5311111-5, Administrative Rent	\$0.00	\$10,138.56	\$10,138.56
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 01

Activity Title: Hicks Street Acquisition

Activity Category:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

05/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

06/14/2009

Completed Activity Actual End Date:

01/08/2010

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1.00
Total CDBG Program Funds Budgeted	N/A	\$1.00
Program Funds Drawdown	\$0.00	\$1.00
Obligated CDBG DR Funds	\$0.00	\$1.00
Expended CDBG DR Funds	\$0.00	\$1.00
AHCDD	\$0.00	\$1.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property at 1737 Hicks Street from HUD off \$1.00 list.

Location Description:

target zip code 30904 for high rates of abandonment and blight, ideal low income rental area and some lease to purchase properties.

Activity Progress Narrative:

There is no new development for this Activity as is is now complete. The property was acquired as a HUD foreclosure by the grantee on June 23, 2009. The home was renovated and sold as of the completion date of January 8, 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	2/1
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/1	0/0	1/1	100.00
# of Persons benefitting	0	0	0	2/0	0/0	2/0	100.00

Activity Locations

Address	City	State	Zip
1737 Hicks Street	Augusta	NA	30904

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 03
Activity Title: Sand Ridge

Activity Category:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-6

Projected Start Date:

05/29/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelopment of Foreclosures

Projected End Date:

08/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$215,294.16
Total CDBG Program Funds Budgeted	N/A	\$215,294.16
Program Funds Drawdown	\$0.00	\$215,294.16
Obligated CDBG DR Funds	\$0.00	\$215,294.16
Expended CDBG DR Funds	\$0.00	\$215,294.16
AHCDD	\$0.00	\$215,294.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Sand Ridge: 1.2889 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-001-00-0 2.2891 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-002-00-0 3.2893 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-003-00-0 4.2897 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-004-00-0 5.2901 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-005-00-0 6.2898 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-012-00-0 7.2894 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-013-00-0 8.2890 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-014-00-0

Location Description:

As a result of builder foreclosure by Augusta First Bank & Trust, department purchased of eight undeveloped lots in Sand Ridge neighborhood for future new construction development for sale to LMMI clients.

Activity Progress Narrative:

The acquisition of the vacant lots occurred on August 31, 2009. A procurement process has concluded for this property as of July 22, 2010 with the full execution of a contract between the City of Augusta and J&B Construction and Services, Inc. A Notice to Proceed was issued to J & B Construction for the start of pre-development work to include site planning and application for building permits. However these steps did not occur until January 2011 and therefore will be outlined in the next Quarterly Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	8/8
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/8	0/8	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 04

Activity Title: Florence Street Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

07/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$618,266.00
Total CDBG Program Funds Budgeted	N/A	\$618,266.00
Program Funds Drawdown	\$19,477.44	\$46,287.55
Obligated CDBG DR Funds	\$0.00	\$618,266.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$676.17	\$34,954.09

Activity Description:

Multi-family project. Acquire vacant lots and blighted, abandoned homes for the purpose of demolition using state funding and new construction using federal NSP funding of duplex properties. Developer funds will be leveraged for low-income (25% set aside) tenants to occupy 6 rental units designed as 3 duplexes.

Location Description:

Target area for foreclosures and blight; 30901 zip code in downtown Augusta.

Activity Progress Narrative:

The Florence Street Project, deemed as the 25% Set Aside, has an approved site plan by the city, an approved erosion plan, and approved building permits. Contractors procured for this development have been advised that construction will start this week barring weather conditions. The projected schedule for completion of construction is between 120 and 150 days for the project to include all three duplexes, shared parking, the pocket park and all landscaping. To date, primary Activity costs have been for URA requirements (utilities for moved families) and architectural/engineering services provided.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
#Low flow toilets	0	6/6
#Units with bus/rail access	0	6/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/6
# of Multifamily Units	0	8/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 10

Activity Title: rental property

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Development of Rental

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

07/07/2010

Responsible Organization:

AHCDD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$245,305.00
Total CDBG Program Funds Budgeted	N/A	\$245,305.00
Program Funds Drawdown	\$0.00	\$245,305.00
Obligated CDBG DR Funds	\$0.00	\$245,305.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$5,445.91	\$10,637.33
Program Income Drawdown	\$0.00	\$8,070.00

Activity Description:

Low income, one bedroom duplex rental units rehabbed in 2005 by previous property owner using three high risk ARM loans. Mortgage loans went into default and properties became available for purchase, which were acquired with occupants remaining in units.

Location Description:

Acquisition of foreclosed multi-family development in target zip code of 30904 known as the Sand Hills Apartments.

Activity Progress Narrative:

Properties were acquired and Activity deemed complete on the referenced in Completion Date being that units were occupied at time of acquisition and no parties were moved/relocated under the URA. No new progress has occurred under this Activity aside from Program Income noted (collected as monthly rent minus property maintenance fees over three month period): October rent \$548.77; November rent \$2704.70; December rent \$2192.44.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/8

of Multifamily Units

0

16/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	8/8	0/0	8/8	100.00
# Renter Households	0	0	0	8/8	0/0	8/8	100.00

Activity Locations

Address	City	State	Zip
2427-2429 Mt. Auburn Ave.	Augusta	NA	30904
719-721 Weed Street	Augusta	NA	30904
2431-2433 Mt. Auburn Ave.	Augusta	NA	30904
2435-2437 Mt. Auburn Ave.	Augusta	NA	30904

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: 11

Activity Title: Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

221073117-5211119/408450-5444112-3

Projected Start Date:

08/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

03/05/2019

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$197,500.00
Total CDBG Program Funds Budgeted	N/A	\$197,500.00
Program Funds Drawdown	\$69,526.20	\$180,653.63
Obligated CDBG DR Funds	\$0.00	\$197,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,518.88	\$2,518.88

Activity Description:

Acquisition of property for future rehabilitation for rental or resale.

Location Description:

Targeted zip codes throughout Richmond County

Activity Progress Narrative:

No new progress has occurred under this Activity.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 12

Activity Title: Financing mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

221073117-52111119/408450-5444112-4

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing mechanisms

Projected End Date:

03/31/2010

Completed Activity Actual End Date:

03/18/2010

Responsible Organization:

AHCDD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,500.00
Total CDBG Program Funds Budgeted	N/A	\$2,500.00
Program Funds Drawdown	\$0.00	\$2,500.00
Obligated CDBG DR Funds	\$0.00	\$2,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Subsidy and down payment assistance offered to household for gap financing and support to reduce the initial cost of homeownership. The project was a combination of federal funding provided under the NSP program and private funding provided by the Wachovia Foundation' TMVP program.

Location Description:

1737 Hicks Street Augusta, GA 30904

Activity Progress Narrative:

No new progress under this Activity. The homeowner utilizing this Financing Mechanism closed on the property on the referenced completion date.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/1	0/0	0/1	0
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Activity Locations

Address	City	State	Zip
3549 Gardenbrook Drive	Augusta	NA	30906

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: 6

Activity Title: Administrative Salaries

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-1

Project Title:

Administrative Salaries

Projected Start Date:

12/29/2008

Projected End Date:

09/12/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2010

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	\$20,139.81	\$174,777.85
Obligated CDBG DR Funds	\$0.00	\$212,680.46
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-3

Projected Start Date:

12/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Supplies/Equipment

Projected End Date:

09/02/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$51.57	\$8,058.44
Obligated CDBG DR Funds	\$0.00	\$9,362.30
Expended CDBG DR Funds	\$0.00	\$838.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$19.97	\$2,082.22

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Oct 1 thru Dec 31, 2010

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	\$450.00	\$8,503.91
Obligated CDBG DR Funds	\$0.00	\$12,613.22
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$28.00

Activity Description:

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

Location Description:

Various throughout Georgia

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	9
Activity Title:	acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

03/30/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$64,402.21	\$501,415.77
Obligated CDBG DR Funds	\$0.00	\$949,403.30
Expended CDBG DR Funds	\$0.00	\$319,818.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$55,000.00
Program Income Drawdown	\$3,612.64	\$8,177.28

Activity Description:

Both new construction and acquisition/rehabilitation of existing housing for sale to income qualified applicants

Location Description:

Throughout each of the five targeted zip codes

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/0
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/5	0/15	3/20	100.00
# of Persons benefitting	0	0	0	8/0	0/0	8/0	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: Augusta, GA

Grant: B-08-MN-13-0002

January 1, 2011 thru March 31, 2011 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:

03/10/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Shawn Edwards

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The identification of the areas of greatest needs was greatly enhanced by the use of information prepared by HUD that scored at risk census tracts and block group information. For the purposes of meeting §2301(c) (2), the census tracts with the highest foreclosure abandonment risk scores will be targeted for the largest percentage of program resources. Augusta-Richmond County has identified the census tract and block groups with a risk score of 10 but also identifies zip codes located within the high risk area with the highest concentrations of pre-foreclosed and foreclosed properties as of January 2009.

Census Tract and Block Group designations that were used to determine HUD foreclosure and abandonment risk scores are encompassed throughout those zip codes identified as Areas of Greatest Need. The score is based on foreclosure filings, foreclosure listings, high-cost sub-prime loan rates, and predicted foreclosure rates. High risk scores of 7 thru 10 were used to determine the City's Areas of Greatest Need and were determined to be concentrations of foreclosed and pre-foreclosed properties located within five (5) targeted zip codes (30901, 30904, 30906, 30909 and 30815)

Distribution and and Uses of Funds:

The requirements of Section 2301(c)(2) shall be met through the distribution and use of NSP funds for the Areas of Greatest Need. Furthermore, the City of Augusta anticipates expending the U.S. Department of Housing and Urban Development's (HUD) resources as follows:

Activity Description	50% and Below	# of Units	51-120%	# of Units	Total
Administration	N/A	N/A	N/A	N/A	244,794.54
Financing Mechanism	2,500.00	1	N/A	N/A	2,500.00
Purchase & Rehabilitation	863,572.00	3	215,294.16	8	1,078,866.16
Land Banking	N/A	N/A	197,500.00	3	197,500.00
Redevelopment	N/A	N/A	949,403.30	10	949,403.30
TOTAL	866,072.00	N/A	1,362,197.46	N/A	2,473,064.00

The City of Augusta plans to utilize other funding sources including, but not limited to: federal, state, and local funding in the targeted areas to maximize the impact of the Neighborhood Stabilization Program. Through the various combined activities proposed, it is anticipated that the targeted areas will be impacted in many different ways that will ultimately stabilize the community through the reduction of vacant or abandoned units. Many areas of expected impact are:

- Decrease the deterioration of targeted neighborhoods;
- Decrease of crime in targeted neighborhoods;
- Increase in property values for targeted neighborhoods; and
- Stabilize the tax base in the targeted neighborhoods.

Furthermore, the Augusta Housing and Community Development Department is truly acceptant of these Neighborhood Stabilization Funds in a time that our nation is facing the greatest foreclosure crisis since the Great Depression. Because of this funding, we are truly committed to providing foreclosure stability, relief, and affordable revitalization efforts to the areas of Augusta-Richmond County that display the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and that have been identified as likely to face a significant rise in the rate of home foreclosures. To date, the local foreclosure rate isn't as severe as the national rate, which rose 75 percent last year, but based on statistical data compiled from the Augusta-Richmond County NSP Needs Assessment, formulated by Western Economic Services, LLC, we expect the numbers to rise as Augusta catches up with the trend. AHCCD has devised a five point ACTION PLAN utilizing the Neighborhood Stabilization Funds in the Augusta-Richmond County. This ACTION PLAN can be viewed as being diverse in scope, but collective in nature. Augusta-Richmond County was awarded a total of \$2,473,064 in NSP Funds due to a local foreclosure rate of 6.8% (2nd highest in the state) and being seen as an area with a HIGH

abandonment risk. Furthermore, compared to the state foreclosure rate of 5.2%, we are greatly in a state of emergency. The ACTION PLAN was purposely devised to promote affordability for persons whether very low, low to moderate, or low, moderate and middle income. Therefore, please find below a synopsis of how our USES OF FUNDS in South Augusta most notably 30815 and the 30906 zip codes will create sustainability and renew hope and homeownership simultaneously!

Definitions and Descriptions:

(1) Definition of “blighted structure” in context of state or local law.

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

- 1) The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;
- 2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;
- 3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or
- 4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

(2) Definition of “affordable rents.”

Rental housing for which the tenant(s) is/are paying no more than 30 percent (front end ratio) of his or her income for gross housing rents/costs, including utilities.

Low Income Targeting:

The Augusta Housing and Community Development Department (AHCDD) has budgeted twenty-five percent (25%) or \$618,266.00 of its total funding appropriation to be used through a Rental Housing Program to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes don’t exceed 50% of the area median income (\$55,600.00). Only one (1) rental housing award will be committed to each project. Additionally, the focus of the Rental Housing Program, for the very low income family, is to work with non-profits, public housing authorities, and/or for profits to serve as developer’s and property managers. However, the major focus is to provide heavy subsidy in an effort to minimize each project’s debt service, thus making the rents to be charged truly affordable for our targeted population.

Acquisition and Relocation:

The Augusta Housing and Community Development Department is budgeting \$2,028,268.46 for Rehabilitation/Redevelopment/new Construction to be committed to non-profits, private developers/for profits as leverage funding. Eligible activities of these funds include acquisition (all/any properties purchased, are to be purchased at a HUD minimum discount price below the appraised and/or market value), construction, rehabilitation, developer’s fee, and project related soft costs. These funds shall be used for the redevelopment of abandoned/foreclosed upon structures to be sold to persons/families whose income does not exceed 120% of the Area Median Income. The buyer, whether a nonprofit entity, public agency, and/or for profit entity acting as a sub-recipient of NSP funds, must be dedicated to documenting that it paid less than what would be considered fair market value. While the majority of public acquisitions are a fair market value, Section 2301(d) 1 of the HERA Act specifies that:

Any purchase of a foreclosed upon home or residential property under this section shall be at a discount from the current market appraised value of the home or property, taking into account its current condition, and such discount shall ensure that purchasers are paying below-market value for the home or property.

Furthermore, while utilizing these NSP funds strategically is of the utter most importance, we (AHCDD) do know that alone, the NSP funds will not be enough to achieve sustainable neighborhood stabilization. Therefore, to capitalize and provide the best leveraging mechanism, we will stress the importance to non-profits/public agencies/for profits of leveraging NSP funds with other funds from public and private sources to include Department of Community Affairs, HOME Investment Partnership, Housing Trust Fund, Community Development Block Grant, private funding and/or loan capital.

It is a must that we give more credence to applications that involve partnerships geared at promoting targeting improvement to neighborhoods with a significant market weakness and that are currently severely distressed with a focus of eliminating blighted problem properties, and providing restoration through habitable, decent, safe, and sanitary affordable housing for rent and sell.

We are ultimately pursuing public/private and/or public/public partnerships that promote leverage to our targeted area of greatest need (South Augusta – 30815 and 30906) where we truly believe we can achieve sustainable neighborhood stabilization.

Public Comment:

The Augusta Housing and Community Development’s NSP Substantial Amendment was published on our consolidated municipality’s website (www.augustaga.gov) on Friday, November 7th thru Friday, November 21st (15 calendar days). Furthermore, the Public Meeting was held on Tuesday, November 11th (6:00 pm) in the Commission Chambers (530 Greene Street, Augusta, GA 30901).

Overall

This Report Period

To Date

Total Projected Budget from All Sources

N/A

\$2,473,064.00

Total CDBG Program Funds Budgeted	N/A	\$2,473,064.00
Program Funds Drawdown	\$187,246.46	\$1,580,182.33
Program Funds Obligated	\$0.00	\$2,473,064.00
Program Funds Expended	\$0.00	\$545,791.75
Match Contributed	\$0.00	\$35,000.00
Program Income Received	\$80,884.00	\$146,521.33
Program Income Drawdown	\$6,520.92	\$66,068.58

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	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$209,595.72
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$618,266.00	\$618,266.00

Overall Progress Narrative:

This most recent quarter of the program has included the liquidation some property with the aim to reduce inventory and purchase new homes, continuing the activities of the program as new foreclosures come on line. These new properties are in eligible zip codes but have foreclosure/short sale prices that would greatly affect the market in which some NSP properties were previously acquired. The goal is to dispose of Landbanked properties and two homes currently listed on market that have not resulted in successful sales at reduced prices, holding second liens to not affect market values but increase affordability. Then to use program income to buy new properties and repeat the pattern. With layered purchases the efforts of the program will become more concentrated to specific neighborhoods but the repeated investment may eventually catch up to the property turnover to truly stabilize some areas.

At this quarter's end, two transactions have included the rehab and sale of properties under the Land Bank Activity suited for LMMI buyers, which will continue as these lower priced homes offer greater affordability for buyers in this market.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	\$161,932.00	\$863,572.00	\$453,525.55

221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$197,500.00	\$180,653.63
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$2,500.00	\$2,500.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$23,570.41	\$1,164,697.46	\$740,280.34
221073117-5311111/408450-5311111-1, Administrative Salaries	\$0.00	\$212,680.46	\$174,777.85
221073117-5311111/408450-5311111-2, Administrative Training	\$1,512.60	\$12,613.22	\$10,016.51
221073117-5311111/408450-5311111-3, Administrative	\$231.45	\$9,362.30	\$8,289.89
221073117-5311111/408450-5311111-5, Administrative Rent	\$0.00	\$10,138.56	\$10,138.56
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 04

Activity Title: Florence Street Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-2

Project Title:

Development of Rental

Projected Start Date:

07/15/2009

Projected End Date:

06/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$618,266.00
Total CDBG Program Funds Budgeted	N/A	\$618,266.00
Program Funds Drawdown	\$161,932.00	\$208,219.55
Program Funds Obligated	\$0.00	\$618,266.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$3,776.94	\$38,731.03

Activity Description:

Multi-family project. Acquire vacant lots and blighted, abandoned homes for the purpose of demolition using state funding and new construction using federal NSP funding of duplex properties. Developer funds will be leveraged for low-income (25% set aside) tenants to occupy 6 rental units designed as 3 duplexes.

Location Description:

Target area for foreclosures and blight; 30901 zip code in downtown Augusta.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0

#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	6/6
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	6/6
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/6
# of Multifamily Units	0	8/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/0	0/8	0
# Owner Households	0	0	0	0/0	0/0	0/2	0
# Renter Households	0	0	0	0/6	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 10

Activity Title: rental property

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Development of Rental

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$245,305.00
Total CDBG Program Funds Budgeted	N/A	\$245,305.00
Program Funds Drawdown	\$0.00	\$245,305.00
Program Funds Obligated	\$0.00	\$245,305.00
Program Funds Expended	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$6,656.79	\$17,294.12
Program Income Drawdown	\$0.00	\$8,070.00

Activity Description:

Low income, one bedroom duplex rental units rehabbed in 2005 by previous property owner using three high risk ARM loans. Mortgage loans went into default and properties became available for purchase, which were acquired with occupants remaining in units.

Location Description:

Acquisition of foreclosed multi-family development in target zip code of 30904 known as the Sand Hills Apartments.

Activity Progress Narrative:

Properties were acquired and Activity deemed complete on the referenced in Completion Date being that units were occupied at time of acquisition and no parties were moved/relocated under the URA. No new progress has occurred under this Activity aside from Program Income noted (collected as monthly rent minus property maintenance fees over three month period): January rent \$964.77; February rent \$2582.32; March rent \$3109.70

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/8
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0

#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/8
# of Multifamily Units	0	16/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/8	0/0	8/8	100.00
# Renter Households	0	0	0	8/8	0/0	8/8	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: 11

Activity Title: Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

221073117-5211119/408450-5444112-3

Projected Start Date:

08/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

03/05/2019

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$197,500.00
Total CDBG Program Funds Budgeted	N/A	\$197,500.00
Program Funds Drawdown	\$0.00	\$180,653.63
Program Funds Obligated	\$0.00	\$197,500.00
Program Funds Expended	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$73,795.46	\$73,795.46
Program Income Drawdown	\$1,035.00	\$3,553.88

Activity Description:

Acquisition of property for future rehabilitation for rental or resale.

Location Description:

Targeted zip codes throughout Richmond County

Activity Progress Narrative:

02-17-2011 Property at 1909 Driftwood Drive was placed under contract for sale to an eligible buyer based on its low acquisition costs and her affordability. The buyer is a disabled veteran and single mother paying cash for the property from away pay received from the military. The rehabilitation of the home will be drawn under the redevelopment activity.
03-15-2011 Contractor walk through of property at 1909 Driftwood Drive for Invitation to Bid on rehabilitation. Bids are due by March 22nd.
03-23-2011 Invitation to Bid opening for property at 1909 Driftwood Drive. Lowest and Best bid submitted by Blount's Complete Home Service (contractor bid within acceptable 15% limits of department estimate) and accepted by department and home owner.
03-30-2011 Closing of property at 1909 Driftwood Drive for cash sale. Contractor agreement in place and work scheduled to begin in April.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3
# of Singlefamily Units	1	1/3

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1909 Driftwood Drive	Augusta	NA	30909

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: 6

Activity Title: Administrative Salaries

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-1

Project Title:

Administrative Salaries

Projected Start Date:

12/29/2008

Projected End Date:

09/12/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2011

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	\$0.00	\$174,777.85
Program Funds Obligated	\$0.00	\$212,680.46
Program Funds Expended	\$0.00	\$0.00
AHCDD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

No new staff have been hired to manage the NSP1 program since its origination in 2008/2009. The staff of a HERA manager, HERA inspector, and HERA administrative assistant have remained in place as the responsible parties for program activities. Funds utilized to carry the salaries of these staff have been supplemented from the city's budget as activities have continued under the grant, and will continue through the close of business for all activities (estimated to be through March 2013). As Program Income is generated, allowable costs which can be reimbursed through the 10% administrative allowance will be used by the city to replace upfront costs.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-3

Projected Start Date:

12/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Supplies/Equipment

Projected End Date:

09/02/2010

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$231.45	\$8,289.89
Program Funds Obligated	\$0.00	\$9,362.30
Program Funds Expended	\$0.00	\$838.41
AHCDD	\$0.00	\$838.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$493.50	\$2,575.72

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Project Number:

221073117-5311111/408450-5311111-2

Projected Start Date:

12/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Training

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2011

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	\$1,512.60	\$10,016.51
Program Funds Obligated	\$0.00	\$12,613.22
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$52.00	\$80.00

Activity Description:

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

Location Description:

Various throughout Georgia

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/rehab/redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

03/30/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$949,403.30
Total CDBG Program Funds Budgeted	N/A	\$949,403.30
Program Funds Drawdown	\$23,570.41	\$524,986.18
Program Funds Obligated	\$0.00	\$949,403.30
Program Funds Expended	\$0.00	\$319,818.18
AHCDD	\$0.00	\$319,818.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$431.75	\$55,431.75
Program Income Drawdown	\$1,163.48	\$9,340.76

Activity Description:

Both new construction and acquisition/rehabilitation of existing housing for sale to income qualified applicants

Location Description:

Throughout each of the five targeted zip codes

Activity Progress Narrative:

#1) Program Income received during this quarter includes payments made on a first lien mortgage held on redeveloped property at 1737 Hicks Street Augusta, GA 30904. Property closed in January 2010 with a one year deferment to begin payments. Monthly mortgage is fixed interest rate over five year term on \$8000 balances (\$143.75 per month).
January 6, 2011 - First payment (program income) received from first lien mortgage carried by homeowner after purchase. \$8,000 loan at fixed interest rate as part of financing.
February 3, 2011 - Second payment (program income) received from first lien mortgage carried by homeowner after purchase. \$8,000 loan at fixed interest rate as part of financing.
March 7, 2011 - Third payment (program income) received from first lien mortgage carried by homeowner after purchase. \$8,000 loan at fixed interest rate as part of financing.
#2) Property also sold after renovation at 1629 Carpenter Street Augusta, GA 30901 on March 3, 2011. Program income will be generated from monthly mortgage payments serviced through Wells Fargo Home Mortgage on a first lien carried at a fixed interest rate for a term of thirty years (\$250.61).
#3) the negative one (-1) shown for total households is a correction to a previous QPR based on guidance from the DRGR HelpDesk.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	12/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/0
Total acquisition compensation to	0	0/0
#Energy Star Replacement Windows	12	12/7
#Additional Attic/Roof Insulation	1	1/5
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	1	1/10
#Replaced thermostats	1	1/15
#Replaced hot water heaters	1	1/10
#Light Fixtures (indoors) replaced	6	6/20
#Light fixtures (outdoors) replaced	1	1/20
#Refrigerators replaced	1	1/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	1	1/5
#Units with solar panels	0	0/0
#Low flow toilets	1	1/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	1	1/15
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	1	1/10
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	2/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	0	-1	2/5	0/15	2/20	100.00
# of Persons	0	0	0	8/0	0/0	8/0	100.00

Activity Locations

Address	City	State	Zip
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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
