

Action Plan

Grantee: Augusta, GA

Grant: B-08-MN-13-0002

LOCCS Authorized Amount:	\$ 2,473,064.00
Grant Award Amount:	\$ 2,473,064.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,000,000.00
Total Budget:	\$ 4,473,064.00

Funding Sources

Funding Source	Funding Type
Property Sales and Rental Income	Program Income
Georgia Department of Community Affairs	State Funds

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.

AHCDD 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).

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
221073117-	Development of Rental	01	Hicks Street Acquisition
		04	Florence Street Project
		10	rental property
221073117-	Land Bank	11	Land Banking
221073117-	Financing mechanisms	12	Financing mechanisms
221073117-	Sand Ridge Project	02	Sand Ridge Acquisiton
221073117-	Redevelopment of Foreclosures	03	Sand Ridge
		9	acquisition/rehab/redevelopment
221073117-	Administrative Salaries	6	Administrative Salaries
221073117-	Administrative Training	8	Training
221073117-	Administrative Supplies/Equipment	7	Administrative Supplies/Equipment
221073117-	Administrative Rent	5	Administrative rent
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 221073117-5211119/408450-5444112-2 / Development of

Grantee Activity Number: 01
Activity Title: Hicks Street Acquisition

Activity Type:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

05/14/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

06/14/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1.00
Other Funds: \$ 0.00
Total Funds: \$ 1.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households	1	1		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 1.00

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 Description:

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



Grantee Activity Number: 04
Activity Title: Florence Street Project

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-52111119/408450-5444112-2

Projected Start Date:

07/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 806,536.94

Other Funds: \$ 0.00

Total Funds: \$ 806,536.94

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# Owner Households	2			0.00
# of Households	8	6		75.00

Proposed Accomplishments

	Total
# of Multifamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
#Units with bus/rail access	6
#Low flow toilets	6
# of Properties	



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 618,266.00

Location Description:

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

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.



Grantee Activity Number: 10
Activity Title: rental property

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

221073117-5211119/408450-5444112-2

Projected Start Date:

10/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Development of Rental

Projected End Date:

07/15/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,016,843.00

Other Funds

\$ 763,468.00

Total Funds

\$ 1,780,311.00

Proposed Beneficiaries

Renter Households

Total

10

Low

10

Mod

Low/Mod%

100.00

of Households

10

10

100.00

Proposed Accomplishments

of Multifamily Units

Total

10

of Housing Units

10

of Properties

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$

Funding Source Name

Property Sales and Rental Income

Matching Funds

No

Funding Amount

\$ 763,468.00



Location Description:

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

Activity Description:

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

Project # / Title: 221073117-5211119/408450-5444112-3 / Land Bank

Grantee Activity Number: 11
Activity Title: Land Banking

Activitiy Type:

Land Banking - Acquisition (NSP Only)

Project Number:

221073117-5211119/408450-5444112-3

Projected Start Date:

08/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

03/05/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 197,500.00

Other Funds \$ 0.00

Total Funds \$ 197,500.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

of Properties

3



LMI%:

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 197,500.00

Location Description:

- 000700 Block 1,2,3
- 000900 Block 1,2,3,4
- 001400 Block 1,2,3,4
- 001500 Block 1,2,3
- 010300 Block 1,2,3,4,5
- 010400 Block 1,2,3,4,5,6,7
- 010504 Block 1,2
- 010505 Block 1,2,3
- 010511 Block 1,2
- 010703 Block 1

Activity Description:

Acquisition of property for future rehabilitation for rental or resale.

Project # / Title: 221073117-5211119/408450-5444112-4 / Financing

Grantee Activity Number: 12

Activity Title: Financing mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

221073117-5211119/408450-5444112-4

Projected Start Date:

08/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Completed

Project Title:

Financing mechanisms

Projected End Date:

03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Total Budget:	\$ 2,500.00
Other Funds	\$ 0.00
Total Funds	\$ 2,500.00

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Housing Units

Total
1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type	Proposed
Local Government	\$ 2,500.00

Location Description:

1737 Hicks Street Augusta, GA 30904

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.

Project # / Title: 221073117-5211119/408450-5444112-5 / Sand Ridge

Grantee Activity Number: 02

Activity Title: Sand Ridge Acquisiton



Activity Type:

Acquisition - general

Project Number:

221073117-5211119/408450-5444112-5

Projected Start Date:

05/29/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Cancelled

Project Title:

Sand Ridge Project

Projected End Date:

06/30/2009

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 0.00**Other Funds** \$ 0.00**Total Funds** \$ 0.00**Proposed Beneficiaries**

of Households

Total

8

Low**Mod**

8

Low/Mod%

100.00

of Permanent Jobs Created

0.0

Proposed Accomplishments

of Housing Units

Total

8

Total acquisition compensation to owners

of Parcels acquired voluntarily

8

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

8



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 0.00

Location 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

Activity 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.

Project # / Title: 221073117-5211119/408450-5444112-6 / Redevelopment**Grantee Activity Number:**

03

Activity Title:

Sand Ridge

Activity Type:

Construction of new housing

Project Number:

221073117-5211119/408450-5444112-6

Projected Start Date:

05/29/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Redevelopment of Foreclosures

Projected End Date:

08/31/2009

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:**

\$ 215,294.16

Other Funds

\$ 0.00



Environmental Assessment:

COMPLETED

Total Funds

\$ 215,294.16

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
8		8	100.00

Proposed Accomplishments

of Housing Units

Total
8

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 212,800.00

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 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



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 221073117-5211119/408450-5444112-6

Projected Start Date:
 08/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment of Foreclosures

Projected End Date:
 03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,939,185.08
Other Funds: \$ 866,832.88
Total Funds: \$ 2,806,017.96

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	20	5	15	100.00
Proposed Accomplishments	Total			
# of Housing Units	20			

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees

Organization carrying out Activity:
 Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization:
 Augusta Housing and Community Development

Organization Type	Proposed
Local Government	\$

Funding Source Name:
 Property Sales and Rental Income

Matching Funds	Funding Amount
No	\$ 866,832.88

Location Description:
 Throughout each of the five targeted zip codes

Activity Description:

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

Project # / Title: 221073117-5311111/408450-5311111-1 / Administrative

Grantee Activity Number: 6
Activity Title: Administrative Salaries

Activity Type:

Administration

Project Number:

221073117-5311111/408450-5311111-1

Projected Start Date:

12/29/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administrative Salaries

Projected End Date:

03/12/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 236,721.20

Other Funds \$ 269,699.12

Total Funds \$ 506,420.32



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 236,721.20

Funding Source Name

Property Sales and Rental Income

Matching Funds

No

Funding Amount

\$ 269,699.12

Location Description:

N/A

Activity Description:

staff salaries

Project # / Title: 221073117-5311111/408450-5311111-2 / Administrative

Grantee Activity Number: 8

Activity Title: Training

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-2

Project Title:

Administrative Training

Projected Start Date:

12/29/2008

Projected End Date:

03/12/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 32,613.22

Other Funds

\$ 20,000.00

Total Funds

\$ 52,613.22

Environmental Assessment:



EXEMPT

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 12,613.22

Funding Source Name

Property Sales and Rental Income

Matching Funds

No

Funding Amount

\$ 20,000.00

Location Description:

Various throughout Georgia

Activity Description:

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

Project # / Title: 221073117-5311111/408450-5311111-3 / Administrative

Grantee Activity Number: 7

Activity Title: Administrative Supplies/Equipment

Activity Type:

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

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:



Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Total Budget:

\$ 12,013.65

Other Funds

\$ 0.00

Total Funds

\$ 12,013.65

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 9,362.30

Location Description:

Office

Activity Description:

Staff supplies and equipment for office

Project # / Title: 221073117-5311111/408450-5311111-5 / Administrative

Grantee Activity Number: 5

Activity Title: Administrative rent

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-5

Project Title:

Administrative Rent



Projected Start Date:

03/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Projected End Date:

09/02/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 13,855.75

Other Funds

\$ 0.00

Total Funds

\$ 13,855.75

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Augusta Housing and Community Development

Organization Type

Local Government

Proposed

\$ 10,138.56

Location Description:

Office

Activity Description:

Rent (\$422.44 X 24 months)



Action Plan Comments:

- STEPHEN The City has set up three acquisition activities and one land banking activity for a grand total of \$780,867. The grant award is \$2,473,000. The grantee must set up activities covering the entire award and resubmit for Field Office review.
- STEPHEN The plan covers all funding awarded, has 25% of the funds set aside for participants at or below 50% AMI and it has 10% of the funds reserved for administration.
- Reviewer - Reviewer Claudine Forte 3/26/2010: Action Plan is off by .06 cents. Should be increased in the very near future to match the award amount.
- Reviewer - 8/19/2010: The purpose of the amendment is to move funds from Homeownership Assistance to Land Banking in accordance with the public notice and citizen participation meeting held on August 16, 2010 at 5:00 p.m.
- Reviewer - 8/19/2010: The Action Plan changes are acceptable.
- Reviewer - 12/21/2010: No changes to the budget are noted.
- Reviewer - 2/11/2011: The estimated performance data has been updated as requested.
- Reviewer - 9/16/2011: No changes were made to this activity. Per an email from the grantee on 9/14/2011, the grantee was trying to test something per the Help desk to see if it would impact the QPR. CWF
- Reviewer - 10/24/2012 Increased the Expected Program Income for this NSP3 grant to 35% of the total grant funds (\$406,453.95) to allow for continued activity once Program Income is generated from eligible activities.

Action Plan History

Version	Date
B-08-MN-13-0002 AP#1	10/22/2015
B-08-MN-13-0002 AP#2	07/30/2014
B-08-MN-13-0002 AP#3	01/03/2013
B-08-MN-13-0002 AP#4	11/14/2012
B-08-MN-13-0002 AP#5	10/24/2012
B-08-MN-13-0002 AP#6	09/16/2011
B-08-MN-13-0002 AP#7	08/19/2010

