

Action Plan

Grantee: Charlotte, NC

Grant: B-08-MN-37-0001

LOCCS Authorized Amount:	\$ 5,431,777.00
Grant Award Amount:	\$ 5,431,777.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,580,000.00
Total Budget:	\$ 8,011,777.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Charlotte has determined the areas of greatest need for the NSP program using several data sets based on Census tract block groups. Data regarding the number and percent of subprime loans is available for Zip Codes and specifically addressed below. Methodology: The City of Charlotte has used five data sets to determine the distribution of need. The first two are provided in data found at HUD's website link- HUD User Data. 1. The first data set is described as the "Estimated Foreclosure/Abandonment Risk Scores." These scores were used by HUD to determine national funding and provide a 1 to 10 rating scale (1 having the least risk and 10 having the most risk) on risk of foreclosure or abandonment. Using the City's Geographic Information System (GIS) the areas with a risk score of 8 to 10 were identified. 2. The second set of data is also taken from the HUD data set and is described as "Predicted 18 month Underlying Problem Foreclosure Rate." Using GIS the City was divided into three categories by estimated foreclosure rate: less than 3%, from 3% to 6% and greater than 6%. The areas identified as greater than 6% are part of the area with the greatest need. 3. The City has been able to use "Foreclosures Filed" data from the Mecklenburg County Courts to also help identify areas of greatest need. The data is current as runs for an 18 month period from April of 2007 to September of 2008. The City estimates that one half of foreclosures filed will end up being owned by the mortgagor. 4. HUD data was also used to delineate low-moderate and middle income areas. This data confirms the overall area of possible activity but is significantly larger than the area of greatest need. 5. The fifth set of data used to determine need and program viability is actual properties owned by mortgagors, (Real Estate Owned or REO properties). The City obtained data from RealtyTrac, a national foreclosure tracking company. This data is used to confirm our choices for targeted redevelopment areas. The City has combined the greatest need designations from a combination of 3 different data sources to determine the "Area of Greatest Need" in Charlotte. The three data sets are: 1) Estimated Foreclosure/Abandonment Risk Scores, 2) Predicted 18 month Underlying Problem Foreclosure Rate and 3) Foreclosures Filed. The City has been working in eight Neighborhood Action Plan areas for several years. Each of these areas is located within the area identified as the NSP Area of Greatest Need. Data regarding the concentration of subprime loans was provided by the Federal Reserve and was available by Zip Codes. Those areas that have 11% or more subprime loans compared to all single family loans constitutes the area of greatest concentrations of subprime loans.

Distribution and and Uses of Funds:

All of the City's NSP activities will take place within the area identified in section A. Areas of Greatest Need. The Areas of Greatest Needs were designated using data which described those areas with the highest percentage of home foreclosures, the highest percentage of subprime mortgage related loans (using HUD data as the primary indicator) and areas likely to face a significant rise in the rate of home foreclosures. The City's strategy is to 1) engage the private sector to promote home purchase and rehabilitation in the areas of greatest need and 2) target specific neighborhoods within the area of greatest need experiencing high foreclosures as part of a comprehensive redevelopment strategy. City efforts are geared primarily toward creating new home ownership opportunities to help stabilize neighborhoods, but some rental opportunities will be provided through the program. The proposed program activities, a Down Payment Assistance and Rehabilitation program and targeted Neighborhood Redevelopment program, are described below. 1. Down Payment Assistance / Rehabilitation program. The City currently administers a down payment assistance program (HouseCharlotte) using local and federal funding sources. Last year the City assisted over 500 families in becoming homeowners. A similar program, limited to the area of greatest need as described in Section A, is proposed for NSP funds. This program would provide forgivable loans that extinguish after ten years. For households with incomes between 81% and 120% of the area median income, up to \$7,500 would be provided for down payment assistance



and up to \$10,000 would be available for code related repairs and minor rehabilitation. For households with less than 80% of the area median income up to \$10,000 would be provided for down payment assistance and up to \$10,000 would be available for code related repairs and minor rehabilitation. The Peachtree Hills foreclosure initiative has shown that many foreclosed properties will not be marketable without some repair. The Down Payment / Rehabilitation program would be primarily driven by the private real estate market just as the present HouseCharlotte program is driven. An estimated 50 homebuyers will receive down payment assistance. All recipients of down payment assistance will be required to complete a homebuyer education course provided by a HUD-certified housing counseling agency. 2. Neighborhood Revitalization Areas The City has identified 11 neighborhoods as possible candidates for comprehensive neighborhood revitalization activities. These neighborhoods include concentrations of foreclosed housing. The City is already engaged in a comprehensive redevelopment program in 8 of the 11 neighborhoods and will develop comprehensive strategies for the four remaining neighborhoods. The neighborhoods targeted for under this program are: Barrington* Druid Hills Grier Heights* Lakewood Lincoln Heights Peachtree Hills /Grass Meadows Reid Park Thomasboro/Hoskins Windy Ridge/Todd Park* Wingate Washington Heights * - New Redevelopment Neighborhoods Activities Anticipated activities in Revitalization Neighborhoods include property acquisition, demolition, housing rehabilitation, new construction, neighborhood infrastructure investments and down payment assistance. These activities may be performed by the City directly or by non-profits under contract with the City. The City has experience with several non-profits that have performed well in similar programs and are well suited to implement the NSP along with the accompanying federal requirements. Non–profits include, but are not limited to, the Charlotte-Mecklenburg Housing Partnership; Self Help CDC, Habitat for Humanity and the Charlotte Housing Authority. The City will seek to leverage resources from these organizations. We estimate that up to 60 units will be acquired and rehabilitated in Neighborhood Redevelopment areas. In addition to the physical development, the City will also establish neighborhood preservation goals and neighborhood preservation teams. Other services to be provided to these neighborhoods include; community safety, code enforcement, foreclosure prevention/financial literacy counseling, neighborhood organization capacity building, employment and youth services.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
BCKT	Bucket Project	B-08-MN-37-0001	City Administration & Program Delivery
		B-08-MN-37-0001 - shcdc	Self-Help CDC
		B-08-MN-37-0001 DP Asst	Down Payment Assistance
		B-08-MN-37-0001-	Builders of Hope Mf 50%
		B-08-MN-37-0001-BOHope SFnull	
		B-08-MN-37-0001-CCSH	Center for Community Self Help
		B-08-MN-37-0001-CHA	Charlotte Housing Authority
		B-08-MN-37-0001-CHA	CHA Hampton Creste 50%
		B-08-MN-37-0001-cmhp	Charlotte Mecklenburg Housing
		B-08-MN-37-0001-Habitat	Habitat for Humanity
		B-08-MN-37-0001-N	null
		B-08-MN-37-0001-Operating	Operating Reserve for Rental Units

Activities



Grantee Activity Number: B-08-MN-37-0001-CHA
Activity Title: Charlotte Housing Authority

Activity Type:
Acquisition - general

Activity Status:
Under Way

Project Number:
BCKT

Project Title:
Bucket Project

Projected Start Date:
04/01/2009

Projected End Date:
04/01/2013

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

Total Budget: \$ 800,000.00

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

Other Funds Total: \$ 0.00

Environmental Assessment:
EXEMPT

Total Funds Amount: \$ 800,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	104			0.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Multifamily Units	104
# of Housing Units	104
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:
No

Activity is being carried out through:

Organization carrying out Activity:
Charlotte Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Charlotte Housing Authority	Unknown	\$ 800,000.00



Location Description:

Activity Description:

NSP Program guidelines allow for the acquisition of multi-family rental developments that have been foreclosed upon or abandoned.



Grantee Activity Number: B-08-MN-37-0001-CCSH
Activity Title: Center for Community Self Help

Activity Type:
 Acquisition - general

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 04/01/2009

Projected End Date:
 04/01/2014

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

Total Budget: \$ 3,000,000.00

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 3,000,000.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	20		20	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Housing Units	20
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	20

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Center for Community Self-Help

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Center for Community Self-Help	Unknown	\$ 3,000,000.00

Location Description:

Activity Description:

The Center for Community Self-Help is a non-profit 501(c)3 organization that develops and coordinates Self-Help's programs and raises resources. The City will enter into an agreement with CCSH to commit \$1 million in NSP funds to a loan pool. The Charlotte-Mecklenburg Housing Partnership and the Self-Help Credit CDC will access these loan funds for acquisition, rehabilitation, home mortgages and lease purchases. The City funds will serve as a loan loss reserve fund. Any interest earned on the fund will remain in the pool.



Grantee Activity Number: B-08-MN-37-0001 - shcdc
Activity Title: Self-Help CDC

Activity Type:
 Acquisition - general

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 04/01/2009

Projected End Date:
 04/01/2014

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

Total Budget: \$ 312,163.05

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

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 312,163.05

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	20			0.00
# of Households	20			0.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	20
# of Housing Units	20
Total acquisition compensation to owners	336400
# of Parcels acquired voluntarily	20
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	20

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Self-Help Credit Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

Self Help will prioritize its efforts in the Peachtree Hills/Grass Meadows and the Grier Heights neighborhoods and other areas.

Activity Description:

The Self Help will access the Center for Community Self Help loan pool to acquire and rehabilitate approximately 20 homes. The City will provide up to \$336,400 to reimburse eligible development expenses such as: appraisals, closing costs, developer fees, surveys, inspections, sales and marketing costs and administration.

Grantee Activity Number: B-08-MN-37-0001-cmhp
Activity Title: Charlotte Mecklenburg Housing Partnership

Activity Type:
 Acquisition - general

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 04/01/2009

Projected End Date:
 04/01/2014

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

Total Budget: \$ 402,137.46

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 402,137.46

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# Owner Households	10	10		100.00
# of Households	20	20		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	20
# of Housing Units	20
# of Properties	20

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:
 Charlotte Mecklenburg Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Charlotte Mecklenburg Housing Partnership	Unknown	\$ 336,400.00

Location Description:



CMHP will prioritize its efforts in Druid Hills, Wingate and other revitalization neighborhoods.

Activity Description:

The Housing Partnership will access the loan pool with the Center for Community Self Help to acquire and rehabilitate approximately 20 homes. The City will provide up to \$336,400 to reimburse eligible development costs such as: appraisals, closing costs, developer fees, surveys, inspections, sales and marketing costs, and administration.



Grantee Activity Number: B-08-MN-37-0001-N Revitalization
Activity Title:

Activity Type:

Capacity building for nonprofit or public entities

Project Number:

BCKT

Projected Start Date:

07/01/2009

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 54,653.26

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 54,653.26

Proposed Accomplishments

of Non-business Organizations benefitting

Total

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

UNCC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

UNCC

Organization Type

State Agency

Proposed

\$ 103,399.54

Location Description:

Per Richard Payne: Windy Ridge Home Owners Association, Peachtree Hills Home Owners Association and Windy Ridge Neighborhood Association

Activity Description:



Grantee Activity Number:	B-08-MN-37-0001
Activity Title:	City Administration & Program Delivery

Activity Type:

Administration

Project Number:

BCKT

Projected Start Date:

04/01/2009

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:

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 454,747.43

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 454,747.43

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Charlotte

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Charlotte	Unknown	\$ 230,000.00

Location Description:

Activity Description:



City administration and program delivery



Grantee Activity Number: B-08-MN-37-0001 DP Asst
Activity Title: Down Payment Assistance

Activity Type:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 04/01/2009

Projected End Date:
 04/01/2014

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

Total Budget: \$ 280,860.41

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 280,860.41

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13		13	100.00
# of Households	13		13	100.00

Proposed Accomplishments	Total
# of Housing Units	13

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees

Organization carrying out Activity:
 City of Charlotte

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Charlotte	Unknown	\$ 282,000.00

Location Description:

Activity Description:

NSP grant funds can be used to offer down payment and closing costs assistance to low to moderate and middle income homebuyers.



Grantee Activity Number: B-08-MN-37-0001-Operating Reserve
Activity Title: Operating Reserve for Rental Units

Activity Type:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

04/01/2009

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:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Proposed Accomplishments

of Housing Units

Total

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Charlotte Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Charlotte Housing Authority

Organization Type

Unknown

Proposed

\$ 632,777.00

Location Description:



Activity Description:

To provide operating reserves for rental units.



Grantee Activity Number: B-08-MN-37-0001-BOHope SF
Activity Title:

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

BCKT

Projected Start Date:

04/01/2010

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:

Bucket Project

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 481,166.64

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 481,166.64

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by Grantee: No **Activity is being carried out through:**

No

Organization carrying out Activity:

Builders of Hope

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Builders of Hope	Non-Profit	\$ 470,000.00

Location Description:



Activity Description:

10 SF Units



Grantee Activity Number: B-08-MN-37-0001-CHA Hampton Creste
Activity Title: CHA Hampton Creste 50%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 04/01/2010

Projected End Date:
 09/30/2011

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

Total Budget: \$ 130,000.00

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 130,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	60	60		100.00
# of Households	60	60		100.00

Proposed Accomplishments	Total
# of Multifamily Units	60
# of Housing Units	60
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Charlotte Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Charlotte Housing Authority	Unknown	\$ 130,000.00

Location Description:



Activity Description:

Rehabilitation



Grantee Activity Number: B-08-MN-37-0001-BofHopeMF50%
Activity Title: Builders of Hope Mf 50%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 04/01/2010

Projected End Date:
 09/30/2010

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

Total Budget: \$ 600,000.00

Other Funds Total: \$ 0.00

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

Total Funds Amount: \$ 600,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	
# of Properties	23

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Builders of Hope

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Builders of Hope	Non-Profit	\$ 600,000.00

Location Description:



Activity Description:

23 Units



Grantee Activity Number: B-08-MN-37-0001-Habitat
Activity Title: Habitat for Humanity

Activity Type:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

04/01/2009

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:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,496,048.75

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,496,048.75

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity	Unknown	\$ 1,013,200.00

Location Description:

Habitat for Humanity will prioritize the Windy Ridge/Todd Park and Peachtree Hills neighborhoods.



Activity Description:

Habitat for Humanity will acquire and rehabilitate approximately 10 homes. The City is providing a loan of up to \$1,013,200 at 0% interest for a 4 year term. The loan is forgiven after 4 years. Eligible development costs include: acquisition, rehabilitation, appraisals, closing costs, developer fees, surveys, inspections, sales and marketing costs and administration.

Action Plan Comments:

- Reviewer - These amendments have been approved and will help the City of Charlotte increase its spending. The change also reflects more concentrated efforts in NSP targeted areas. (SA)
- Reviewer - This was approved 4/19/10. All activities are aligned with the grant application and activities are eligible.
- Reviewer - Action Plan budget revisions have been reviewed for compliance with NSP regulations and are approved. (SA)

- Reviewer - According to the city, no one made changes or updates to the action plan. Approving this version to enable grantee to update QPRs.

- Reviewer - Budget updates were made to reflect program income changes.

Action Plan History

Version	Date
B-08-MN-37-0001 AP#1	04/13/2010
B-08-MN-37-0001 AP#2	03/18/2013
B-08-MN-37-0001 AP#3	11/21/2011
B-08-MN-37-0001 AP#4	08/26/2013
B-08-MN-37-0001 AP#5	03/19/2013

