

# Action Plan

**Grantee: Columbus-Muscogee, GA**

**Grant: B-08-MN-13-0003**

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<b>LOCCS Authorized Amount:</b>	\$ 3,117,039.00
<b>Grant Award Amount:</b>	\$ 3,117,039.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 2,863,345.89
<b>Total Budget:</b>	\$ 5,980,384.89

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## Funding Sources

**No Funding Sources Found**

## Narratives

**Areas of Greatest Need:**

**Distribution and Uses of Funds:**

THE CITY IS UPDATING ITS ACTION PLAN TO INCLUDE ELIGIBLE USE (E)-REDEVELOP DEMOLISHED OR VACANT PROPERTIES AS AN ACTIVITY THROUGH ITS SUBRECIPIENT, NEIGHBORWORKS COLUMBUS. SUBRECIPIENT WILL CARRY OUT MULTI-FAMILY RENTAL DEVELOPMENT ACTIVITIES THAT IS IN ACCORDANCE WITH SECTION 2301(F)(3)(A) OF THE HOUSING AND ECONOMIC RECOVERY ACT OF 2008 (HERA), PUBLIC LAW 110-329 WHICH CORRELATES WITH CDBG –ELIGIBLE ACTIVITIES 570.201(A)(B)(C)(E)(I)(N) AND 570.202, 570.204.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	CCG Administration	1	CCG ADMINISTRATION
1A	HOUSING AUTHORITY	1A	HOUSING AUTHORITY ADMINISTRATION
1B	NEIGHBORWORKS OF COLUMBUS	1B	NEIGHBORWORKS OF COLUMBUS
2	DEMOLITION	2	DEMOLITION
3	DOWN PAYMENT ASSISTANCE	3	DOWN PAYMENT ASSISTANCE - General
3A	DOWN PAYMENT ASSISTANCE 25% 3A		Down Payment Assistance - 25% set- aside
4	HOUSING AUTHORITY	4	HOUSING AUTHORITY- REHABILITATION/GENERAL
4A	HOUSING AUTHORITY	4A	Housing Authority-Rehabilitation/25% Set Aside
5	NEIGHBORWORKS	5	NEIGHBORWORKS- REHABILITATION/GENERAL
5A	NEIGHBORWORKS REHAB/25% SET 5A		NEIGHBORWORKS- REHABILITATION/25% SET ASIDE
6	ACQUISITION-HOUSING	6	ACQUISITION-HOUSING AUTHORITY/GENERAL
6A	ACQUISITION-HOUSING	6A	ACQUISITION-HOUSING AUTHORITY/25% SET ASIDE
7	ACQUISITION-	7	ACQUISITION- NEIGHBORWORKS/GENERAL
7A	ACQUISITION/NEIGHBORWORKS-	7A	ACQUISITION/NEIGHBORWORKS/25% SET ASIDE
9999	Restricted Balance		<i>No activities in this project</i>
BCKT	Bucket Project		<i>No activities in this project</i>



# Activities

**Project # / Title:** 1 / CCG Administration

**Grantee Activity Number:** 1  
**Activity Title:** CCG ADMINISTRATION

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

03/05/2009

**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)

**Activity Status:**

Under Way

**Project Title:**

CCG Administration

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 6,789.13

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 6,789.13

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

COLUMBUS CONSOLIDATED GOVERNMENT

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

**Responsible Organization**

COLUMBUS CONSOLIDATED GOVERNMENT

**Organization Type**

Unknown

**Proposed Budget**

\$ 6,789.13

**Location Description:**



**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA WILL RETIAN 10% OF ITS NSP AWARD TO BE USED FOR THE FUNDING OF ADMINISTRATIVE COSTS. ALLOCATIONS WILL BE ADMINISTERED TO EACH SUB RECIPIENT ON A REIMBURSEMENT BASIS FOR REASONABLE AND JUSTIFIABLE ADMINISTRATIVE COSTS.

09/01/2010 deobligated project to \$6,789.13 and moved the remaining amount of \$18,210.87 over to project number 4a to cover signed rehabilitation contracts.

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: 1A / HOUSING AUTHORITY ADMINISTRATION**

**Grantee Activity Number: 1A**  
**Activity Title: HOUSING AUTHORITY ADMINISTRATION**

**Activity Type:**

Administration

**Project Number:**

1A

**Projected Start Date:**

03/05/2009

**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)

**Activity Status:**

Under Way

**Project Title:**

HOUSING AUTHORITY ADMINISTRATION

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 121,101.90

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 121,101.90

**Benefit Report Type:**

NA



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HOUSING AUTHORITY OF COLUMBUS

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

Responsible Organization	Organization Type	Proposed Budget
HOUSING AUTHORITY OF COLUMBUS	Unknown	\$ 121,101.90

**Location Description:**

1000 WYNNNTON ROAD COLUMBUS, GEORGIA 31901

**Activity Description:**

THE HOUSING AUTHORITY OF COLUMBUS WILL BE AWARDED A PORTION OF THE CITY'S NSP GRANT TO BE USED FOR THE FUNDING OF ADMINISTRATIVE COSTS. THE ADMINSTRATIVE BUDGET WILL BE ALLOCATED TO THE HOUSING AUTHOIRTY BASED ON 10% OF THE TOTAL AMOUNT AWARDED TO THE CITY. ALLOCATIONS WILL BE ADMINISTERED ON A REIMBURSEMENT BASIS FOR REASONABLE AND JUSTIFIABLE ADMINISTRATIVE COSTS.

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: 1B / NEIGHBORWORKS OF COLUMBUS**

**Grantee Activity Number: 1B**  
**Activity Title: NEIGHBORWORKS OF COLUMBUS**

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1B

**Project Title:**

NEIGHBORWORKS OF COLUMBUS

**Projected Start Date:**

03/05/2009

**Projected End Date:**

09/05/2010

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**



**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 121,101.90
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 121,101.90

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NEIGHBORWORKS OF COLUMBUS

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

Responsible Organization	Organization Type	Proposed Budget
NEIGHBORWORKS OF COLUMBUS	Unknown	\$ 121,101.90

**Location Description:**

18 11TH STREET COLUMBUS, GA 31902

**Activity Description:**

THE NEIGHBORWORKS COLUMBUS WILL BE AWARDED A PORTION OF THE CITY'S NSP GRANT TO BE USED FOR THE FUNDING OF ADMINISTRATIVE COSTS. THE ADMINSTRATIVE BUDGET WILL BE ALLOCATED TO THE NEIGHBORWORKS COLUMBUS BASED ON 10% OF THE TOTAL AMOUNT AWARDED TO THE CITY. ALLOCATIONS WILL BE ADMINISTERED ON A REIMBURSEMENT BASIS FOR REASONABLE AND JUSTIFIABLE ADMINISTRATIVE

**Environmental Assessment:**

**Environmental Reviews:** None



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**Project # / Title: 2 / DEMOLITION**

**Grantee Activity Number: 2**  
**Activity Title: DEMOLITION**

**Activity Type:**

Clearance and Demolition

**Project Number:**

2

**Projected Start Date:**

03/05/2009

**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:**

DEMOLITION

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,873.80

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,873.80

**Benefit Report Type:**

NA

**Proposed Accomplishments**

# of Singlefamily Units

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

12

12

12

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

COLUMBUS CONSOLIDATED GOVERNMENT

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

**Responsible Organization**

COLUMBUS CONSOLIDATED GOVERNMENT

**Organization Type**

Unknown

**Proposed Budget**

\$ 4,873.80



**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA WILL ALLOCATE FUNDS FROM ITS NSP AWARD FOR THE PURPOSE OF DEMOLISHING BLIGHTED STRUCTURES THAT EXHIBIT OBJECTIVELY DETERMINABLE SIGNS OF DETERIORATION SUFFICIENT TO CONSTITUTE A THREAT TO THE HUMAN HEALTH, SAFETY AND THE PUBLIC WELFARE. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM.  
08/27/2010 REDUCED BUDGET TO EXPENDED AMOUNT AS OF THIS DATE. \$4,873.80. MADE \$20,126.20 AVAILABLE TO DISBURSE TO VARIOUS ACITIVITIES. 5A WILL USE \$538.92

**Environmental Assessment:**

**Environmental Reviews:** None

**Project # / Title: 3 / DOWN PAYMENT ASSISTANCE**

**Grantee Activity Number: 3**  
**Activity Title: DOWN PAYMENT ASSISTANCE - General**

**Activity Type:**  
Homeownership Assistance to low- and moderate-income  
**Project Number:**  
3  
**Projected Start Date:**  
03/05/2009  
**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:**  
DOWN PAYMENT ASSISTANCE  
**Projected End Date:**  
09/05/2010  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 25,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 25,000.00



**Benefit Report Type:**

Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2		2	100.00
# of Households	2		2	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	1
# of Multifamily Units	1
# of Housing Units	2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

COLUMBUS CONSOLIDATED GOVERNMENT

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
COLUMBUS CONSOLIDATED GOVERNMENT	Unknown	\$ 25,000.00

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA WILL ALLOCATE FUNDS FROM ITS NSP AWARD FOR THE PURPOSE OF PROVIDING DOWNPAYMENT ASSISTANCE TO PROVIDE HOME OWNERSHIP OPPORTUNITIES TO INDIVIDUALS AND FAMILIES WHO QUALIFY BASED ON FAMILY INCOMES THAT DO NOT EXCEED 120% OF FAMILY MEDIAN INCOME. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$12,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHOSE INCOME DO NOT EXCEED 80% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES WHICH HAVE BEEN PURCHASED WITH NSP FUNDS. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$7,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHO INCOMES ARE BETWEEN 81% AND 120% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES THAT HAVE BEEN PURCHASED WITH NSP FUNDS. PRIOR TO THE APPROVAL OF DOWN PAYMENT ASSISTANCE UNDER THE NSP PROGRAM, AN APPLICANT WILL BE REQUIRED TO ATTEND AN 8-HOUR HUD APPROVED HOMEBUYER COUNSELING SEMINAR AND OBTAIN A CERTIFICATE OF COMPLETION. THE CITY OF COLUMBUS WILL TAKE SECOND MORTGAGE POSITION FOR THE AMOUNT OF THE NSP GRANT FUNDS CONTRIBUTED TO THE LOAN THROUGH DOWNPAYMENT ASSISTANCE. THE CITY OF COLUMBUS WILL WORK CLOSELY WITH BANKS AND MORTGAGE LENDERS TO ASSIST IN THE DEVELOPMENT OF METHODS AND PROGRAMS DESIGNED TO ASSIST HOMEBUYERS IN OBTAINING FIRST MORTGAGE FINANCING AND WILL APPROVE ONLY 30-YEAR FIXED RATE MORTGAGES AS LONG AS THEY MEET OTHER PROGRAM GUIDELINES WHICH INCLUDES INTEREST RATES THAT DO NOT EXCEED 1.5 % OF RATE THAT IS CURRENT FOR THE TIME WHICH THE LOAN IS APPROVED. ADJUSTABLE RATE (ARM'S) AND BALLOON MORTGAGES WILL NOT BE AUTHORIZED UNDER THE NSP PROGRAM.

08/27/2010 DECREASED BUDGETED AMOUNT TO \$25,000 AND MADE REMAINING FUNDS AVAILABLE FOR ACQUISITION AND REHABILITATION PROJECTS. EXPENDED AMOUNT SHOULD ONLY BE \$12,500 FOR THIS

**Environmental Assessment:**

Environmental Reviews: None

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**Project # / Title: 3A / DOWN PAYMENT ASSISTANCE 25%**

**Grantee Activity Number: 3A**  
**Activity Title: Down Payment Assistance - 25% set-aside**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

3A

**Projected Start Date:**

03/05/2009

**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.

**Activity Status:**

Under Way

**Project Title:**

DOWN PAYMENT ASSISTANCE 25%

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Multifamily Units

# of Housing Units

**Total**



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

COLUMBUS CONSOLIDATED GOVERNMENT

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

Responsible Organization	Organization Type	Proposed Budget
COLUMBUS CONSOLIDATED GOVERNMENT	Unknown	\$ 0.00

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA WILL ALLOCATE FUNDS FROM ITS NSP AWARD FOR THE PURPOSE OF PROVIDING DOWNPAYMENT ASSISTANCE TO PROVIDE HOME OWNERSHIP OPPORTUNITIES TO INDIVIDUALS AND FAMILIES WHO QUALIFY BASED ON FAMILY INCOMES THAT DO NOT EXCEED 120% OF FAMILY MEDIAN INCOME. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$12,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHOSE INCOME DO NOT EXCEED 80% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES WHICH HAVE BEEN PURCHASED WITH NSP FUNDS. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$7,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHO INCOMES ARE BETWEEN 81% AND 120% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES THAT HAVE BEEN PURCHASED WITH NSP FUNDS. PRIOR TO THE APPROVAL OF DOWN PAYMENT ASSISTANCE UNDER THE NSP PROGRAM, AN APPLICANT WILL BE REQUIRED TO ATTEND AN 8-HOUR HUD APPROVED HOMEBUYER COUNSELING SEMINAR AND OBTAIN A CERTIFICATE OF COMPLETION. THE CITY OF COLUMBUS WILL TAKE SECOND MORTGAGE POSITION FOR THE AMOUNT OF THE NSP GRANT FUNDS CONTRIBUTED TO THE LOAN THROUGH DOWNPAYMENT ASSISTANCE. THE CITY OF COLUMBUS WILL WORK CLOSELY WITH BANKS AND MORTGAGE LENDERS TO ASSIST IN THE DEVELOPMENT OF METHODS AND PROGRAMS DESIGNED TO ASSIST HOMEBUYERS IN OBTAINING FIRST MORTGAGE FINANCING AND WILL APPROVE ONLY 30-YEAR FIXED RATE MORTGAGES AS LONG AS THEY MEET OTHER PROGRAM GUIDELINES WHICH INCLUDES INTEREST RATES THAT DO NOT EXCEED 1.5 % OF RATE THAT IS CURRENT FOR THE TIME WHICH THE LOAN IS APPROVED. ADJUSTABLE RATE (ARM'S) AND BALLOON MORTGAGES WILL NOT BE AUTHORIZED UNDER THE NSP PROGRAM.

08/27/2010 MOVED TOTAL AMOUNT OF \$71,584 OVER TO PROJECT NUMBER 7 TO COVER ADDITIONAL

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: 4 / HOUSING AUTHORITY REHABILITATION**

**Grantee Activity Number:**

**4**

**Activity Title:**

**HOUSING AUTHORITY-**



## REHABILITATION/GENERAL

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

4

**Projected Start Date:**

03/05/2009

**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:**

HOUSING AUTHORITY REHABILITATION

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 367,998.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 367,998.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	12		12	100.00
# of Households	12		12	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

12

12

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HOUSING AUTHORITY OF COLUMBUS

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

**Responsible Organization**

HOUSING AUTHORITY OF COLUMBUS

**Organization Type**

Unknown

**Proposed Budget**

\$ 367,998.00

**Location Description:**



AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS. DECREASED BUDGETED AMOUNT TO \$175200.20 AND OBLIGATED ACTIVITY NUMBER 4A FOR 25% SET ASIDE REHABILITATION ACTIVITIES THAT HAVE A SIGNED CONTRACT.

08/19/2010 ADDED \$99,659.80 ON THIS DATE FROM PROJECT NUMBER 6 TO ACCOMODATE FOR SIGNED REHABILITATION CONTRACTS IN PLACE.

08/25/2010 ADDED \$27,905 FROM ACTIVITIY NUMBER 6 TO COMPENSATE FOR SIGNED CONTRACT FOR 648 ANNETTE AVENUE.

08/27/2010 INCREASED THIS BUDGET BY \$65,323 TO ACCOMODATE FOR SIGNED REHAB CONTRACTS. \$19,587.28 WAS FROM PROJECT #2 AND \$45,735.72 WAS FROM PROJECT NUMBER 6A.

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: 4A / HOUSING AUTHORITY REHABILITATION 25%**

**Grantee Activity Number: 4A**  
**Activity Title: Housing Authority-Rehabilitation/25% Set Aside**

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

**Project Number:**  
4A

**Projected Start Date:**  
03/05/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**

**Activity Status:**  
Under Way

**Project Title:**  
HOUSING AUTHORITY REHABILITATION

**Projected End Date:**  
09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 239,759.00  
**Most Impacted and Distressed Budget:** \$ 0.00



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

**Other Funds:** \$ 0.00  
**Total Funds:** \$ 239,759.00

**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HOUSING AUTHORITY OF COLUMBUS

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

Responsible Organization	Organization Type	Proposed Budget
HOUSING AUTHORITY OF COLUMBUS	Unknown	\$ 239,759.00

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 &22 AREA #3-CENSUS TRACT 31,33, 34 AREA #4-CENSUS TRACT 106.02, 106.04,AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS. INCREASED THE OBLIGATION AMOUNT FROM \$47,970 TO \$146,708 TO COMPENSATE FOR INVOICES RECEIVED AND SIGNED REHABILITATION CONTRACTS.  
 08/19/2010 INCREASED THE FUNDING BY \$21,867 FOR A TOTAL AMOUNT OF \$168,485 FOR THIS PROJECT. ACCMOMODATED SIGNED REHABILITATION CONTRACTS. ADDITIONAL FUNDS WERE FROM PROJECT NUMBER 6.  
 09/01/2010 INCREASED THE FUNDING BY \$71,184.00 TO ACCOMODATE FOR SIGNED REHAB CONTRACT FOR 23 LANIER DRIVE. ADDITIONAL FUNDS WERE FROM PROJECT NUMBER 1 AND 6A.

**Environmental Assessment:**

Environmental Reviews: None

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**Project # / Title: 5 / NEIGHBORWORKS REHABILITATION**

**Grantee Activity Number: 5**  
**Activity Title: NEIGHBORWORKS-REHABILITATION/GENERAL**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures  
**Project Number:**  
5  
**Projected Start Date:**  
03/05/2009  
**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:**  
NEIGHBORWORKS REHABILITATION  
**Projected End Date:**  
09/05/2010  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 413,374.87  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 413,374.87

**Benefit Report Type:**  
Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	11		11	100.00
<b># of Households</b>	11		11	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	11
<b># of Housing Units</b>	11



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NEIGHBORWORKS OF COLUMBUS

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

Responsible Organization	Organization Type	Proposed Budget
NEIGHBORWORKS OF COLUMBUS	Unknown	\$ 340,121.00

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO NEIGHBORWORKS COLUMBUS, INC. FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT EIMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS. 08/19/2010 INCREASED THIS PROJECTS FUNDING BY AN ADDITIONAL \$89,216 TO BRING IT'S TOTAL AMOUNT TO \$340,121 IN ORDER TO ACCOMODATE SIGNED REHABILITATION CONTRACTS. ADDITIONAL FUNDS WERE MOVED FROM PROJECT NUMBER 7.

**Environmental Assessment:**

**Environmental Reviews:** None

**Project # / Title: 5A / NEIGHBORWORKS REHAB/25% SET ASIDE**

**Grantee Activity Number: 5A**  
**Activity Title: NEIGHBORWORKS-REHABILITATION/25% SET ASIDE**

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

**Activity Status:**  
Under Way

**Project Number:**  
5A

**Project Title:**  
NEIGHBORWORKS REHAB/25% SET ASIDE

**Projected Start Date:**

**Projected End Date:**



03/05/2009

**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.

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

**Total**

4

4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NEIGHBORWORKS OF COLUMBUS

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

**Responsible Organization**

NEIGHBORWORKS OF COLUMBUS

**Organization Type**

Unknown

**Proposed Budget**

\$ 264,208.45

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 10 & 22 AREA #3-CENSUS TRACT 31, 33, 34 AREA #4-CENSUS TRACT 106.02, 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN



WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS.  
 08/19/2010 DEOBLIGATED \$20,737 FROM THIS PROJECT BECAUSE THERE WERE NOT SIGNED CONTRACTS FOR REHABILITATION.  
 08/27/2010 INCREASED BUDGET TO BY \$140,726.45 FOR A TOTAL OF \$264,208.45 TO SATISFY SIGNED REHAB CONTRACTS.

**Environmental Assessment:**

**Environmental Reviews:** None

**Project # / Title: 6 / ACQUISITION-HOUSING AUTHORITY/GENERAL**

**Grantee Activity Number: 6**  
**Activity Title: ACQUISITION-HOUSING AUTHORITY/GENERAL**

**Activity Type:**

Acquisition - general

**Project Number:**

6

**Projected Start Date:**

03/05/2009

**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:**

ACQUISITION-HOUSING

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,328,979.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,328,979.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	12		12	100.00
<b># of Households</b>	12		12	100.00



**Proposed Accomplishments**

**Total**

# of Singlefamily Units

12

# of Housing Units

12

**Activity is being carried out by Grantee:**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

HOUSING AUTHORITY OF COLUMBUS

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

**Responsible Organization**

**Organization Type**

**Proposed Budget**

HOUSING AUTHORITY OF COLUMBUS

Unknown

\$ 541,450.17

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 &22 AREA #3-CENSUS TRACT 31,33, & 34 AREA #4-CENSUS TRACT 106.02, & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONALBE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

08/19/2010 MOVED \$99,659.80 TO PROJECT NUMBER 4 TO ACCOMODATE FOR SIGNED REHABILITATION CONTRACT AND ALSO MOVED \$21,867 TO PROJECT NUMBER 4A TO ACCOMODATE FOR SIGNED REHABILITATION CONTRACTS. A TOTAL OF \$121,526.80 WAS MOVED ON THIS DATE

08/25/2010 REDUCED BUDGETED AMOUNT TO \$535,833.20 AND MOVED \$27,905 OVER TO ACITIVITY NUMBER 4 TO COMPENSATE FOR SIGNED REHAB CONTRACT ON 648 ANNETTE AVENUE. ALSO DEOBLIGATED \$71,522.87. THERE ARE NO PENDING SIGNED CONTRACTS AT THIS TIME.

09/01/2010 INCREASED THIS BUDGET BY \$5,616.97 TO ACCOMODATE FOR ACQUISITION OF 4685 OLD CUSSETA ROAD.

The City, through its' subrecipients, The Housing Authority of Columbus and Neighborworks Columbus, Inc., will rent houses purchased with NSP funds to income qualified households that are 80% or less of the area median income. These homes will be available for rent for an affordability period of 15 years. After the affordability period has expired, the ownership of the property will remain with the subrecipient.

**Environmental Assessment:**



Environmental Reviews: None

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**Project # / Title: 6A / ACQUISITION-HOUSING AUTHORITY 25% SET ASIDE**

**Grantee Activity Number: 6A**  
**Activity Title: ACQUISITION-HOUSING AUTHORITY/25% SET ASIDE**

**Activity Type:**

Acquisition - general

**Project Number:**

6A

**Projected Start Date:**

03/05/2009

**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.

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION-HOUSING AUTHORITY 25%

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 178,509.18

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 178,509.18

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	3	3		100.00
<b># of Households</b>	3	3		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	3
<b># of Housing Units</b>	3



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HOUSING AUTHORITY OF COLUMBUS

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

Responsible Organization	Organization Type	Proposed Budget
HOUSING AUTHORITY OF COLUMBUS	Unknown	\$ 178,509.18

**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 &22 AREA #3-CENSUS TRACT 31, 33, 34 AREA #4-CENSUS TRACT 106.02, 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONALBE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

08/27/2010 DECREASED THIS BUDGET BY \$45,735.72 AND MOVED IT OVER TO ACTIVITY 4 TO ACCOMODATE FOR SIGNED REHAB CONTRACTS.

09/01/2010 DECREASED BUDGET BY \$58,590.10 AND MOVED THIS AMOUNT OVER TO ACITVITY 4A TO ACCOMODATE FOR SIGNED REHAB CONTRACT.

The City, through its' subrecipients, The Housing Authority of Columbus and Neighborworks Columbus, Inc., will rent houses purchased with NSP funds to income qualified households that are 80% or less of the area median income. These homes will be available for rent for an affordability period of 15 years. After the affordability period has expired, the ownership of the property will remain with the subrecipient.

**Environmental Assessment:**

**Environmental Reviews:** None



**Project # / Title: 7 / ACQUISITION-NEIGHBORWORKS/GENERAL**

**Grantee Activity Number: 7**  
**Activity Title: ACQUISITION-NEIGHBORWORKS/GENERAL**

**Activity Type:**

Acquisition - general

**Project Number:**

7

**Projected Start Date:**

03/05/2009

**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:**

ACQUISITION-NEIGHBORWORKS/GENERAL

**Projected End Date:**

09/05/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,534,366.89  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,534,366.89

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

Total
11
11

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NEIGHBORWORKS OF COLUMBUS

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

**Responsible Organization**

NEIGHBORWORKS OF COLUMBUS

**Organization Type**

Unknown

**Proposed Budget**

\$ 689,126.47



**Location Description:**

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO NEIGHBORWORKS COLUMBUS, INC. TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND MORTGAGE POSITION FOR THE AMOUNT OF THE NSP GRANT FUNDS CONTRIBUTED TO THE LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. NSP FUNDS MAY BE USED IN A LEASE CAPACITY FOR POTENTIAL HOMEOWNERS THAT NEED TO IMPROVE THEIR CREDIT SCORES WHILE ENABLING THEM TO SAVE MONEY IN ORDER TO PROVIDE THE REQUIRED 3.5% DOWN PAYMENT ON THE PURCHASE OF A HOME. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNEMNT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONALBE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

08/19/2010 MOVED \$89,216 FROM THIS PROJECTS FUNDING OVER TO PROJECT NUMBER 5 TO ACCOMODATE SIGNED REHABILITATION CONTRACTS. ALSO DEOBLIGATED \$78,086.74 FROM THIS PROJECTS TOTAL BECAUSE THERE WERE NO CONTRACTS UNDERWAY FOR ACQUISITION.

08/27/2010 MOVED \$69,569.78 FROM PROJECT NUMBER 7A AND \$71,584 FROM PROJECT NUMBER 3A AND \$8,228.47 FROM PROJECT NUMBER 3. A TOTAL OF \$149,382.25 WAS MADE AVIALABLE FOR ACQUISITION.

The City, through its' subrecipients, The Housing Authority of Columbus and Neighborworks Columbus, Inc., will rent houses purchased with NSP funds to income qualified households that are 80% or less of the area median income. These homes will be available for rent for an affordability period of 15 years. After the affordability period has expired, the ownership of the property

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: 7A / ACQUISITION/NEIGHBORWORKS-25% SET ASIDE**

**Grantee Activity Number: 7A**  
**Activity Title: ACQUISITION/NEIGHBORWORKS/25% SET ASIDE**

**Activity Type:**  
Acquisition - general

**Activity Status:**  
Under Way

**Project Number:**

**Project Title:**



7A

ACQUISITION/NEIGHBORWORKS-25% SET

**Projected Start Date:**

03/05/2009

**Projected End Date:**

09/05/2010

**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:** \$ 315,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 315,000.00

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

4

# of Housing Units

4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NEIGHBORWORKS OF COLUMBUS

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

**Responsible Organization**

NEIGHBORWORKS OF COLUMBUS

**Organization Type**

Unknown

**Proposed Budget**

\$ 217,000.00

**Location Description:**



AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33, 34 AREA #4-CENSUS TRACT 106.02, 106.04, AREA #5-CENSUS TRACT 5, AREA #6 CENSUS TRACT 7, AREA #7-CENSUS TRACT 28, AREA #8-CENSUS TRACT 18.

**Activity Description:**

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO NEIGHBORWORKDS, INC. TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONALBE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.  
08/27/10 REDUCED BUDGET TO \$217,000. MOVED REMAINING FUNDS, \$69,569.78 OVER TO ACITIVITY NUMBER 7 TO COVER ADDITIONAL ACQUISITIONS.

The City, through its' subrecipients, The Housing Authority of Columbus and Neighborworks Columbus, Inc., will rent houses purchased with NSP funds to income qualified households that are 80% or less of the area median income. These homes will be available for rent for an affordability period of 15 years. After the affordability period has expired, the ownership of the property

**Environmental Assessment:**

**Environmental Reviews:** None

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**Action Plan Comments:**

- Reviewer - The Plan has been rejected for further revisions and modifications by the grantee.
  
- Reviewer - The Plan has been rejected for further revisions and modifications by the grantee.
  
- Reviewer - Activity Number 3, Down Payment Assistance, should be broken down to two different activities, one serving LH25 and other one serving LMMI groups.
  
- Reviewer - The modification submitted on June 11, 2009 is in compliance with the requirements, therefore, we now approve the amendment as submitted.



- Reviewer - 10/26/2010: Total funds amount does not match the amount shown for the Responsible Organization. Also, the grantee should complete the section for proposed accomplishments for each applicable activity.
- Reviewer - 10/29/2010: The budget modifications are acceptable.
- Reviewer - The direct benefits and housing units were updated 2/7/11. We found that information provided above is in agreement with the original submission, and is in compliance with the requirements under the NSP.
- Reviewer - 10.31.2012 Updated the Action Plan to include estimates for program income in the amount of \$2,643,750.00 for activities 6 and 7.

## Action Plan History

Version	Date
B-08-MN-13-0003 AP#1	08/30/2010
B-08-MN-13-0003 AP#2	02/07/2011
B-08-MN-13-0003 AP#3	06/27/2012
B-08-MN-13-0003 AP#4	10/31/2012
B-08-MN-13-0003 AP#5	12/04/2012
B-08-MN-13-0003 AP#6	02/28/2014
B-08-MN-13-0003 AP#7	11/13/2018