

Action Plan

Grantee: Richland County, SC

Grant: B-08-UN-45-0002

LOCCS Authorized Amount:	\$ 2,221,859.00
Grant Award Amount:	\$ 2,221,859.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 309,228.41
Total Budget:	\$ 2,531,087.41

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program (NSP)	Other Federal Funds

Narratives

Areas of Greatest Need:

Richland County NEIGHBORHOOD STABILIZATION PROGRAM (NSP) DRAFT SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN 2008 ANNUAL ACTION PLAN B. Distribution and Uses of Funds The NSP funds can be used for the following eligible areas: A. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; B. Purchase and rehabilitate homes and residential properties abandoned or foreclosed; C. Establish land banks for foreclosed homes; D. Demolish blighted structures; E. Redevelop demolished or vacant properties Allocation of Funds The RCCCD 2008 NSP allocation is \$2,221,859. Activities will include the purchase and redevelopment of foreclosed properties and financing mechanisms such as down payment and closing cost assistance to enable eligible homebuyers to purchase foreclosed properties. Funds may also be used to establish land banks for homes that have been foreclosed upon, to demolish blighted structures or redevelop demolished or vacant properties. The specific activities to be undertaken will be identified through the RFQ (Request for Qualifications) processes (to be described under *Distribution of Funds* later in this section of the Amendment) as well as local municipality set-asides. The RCCCD NSP amendment also provides the following attachments to support the areas of greatest need: Attachment A *Richland County Foreclosed Properties for January - August 2008* (Raw Source: Richland County Master in Equity) and Attachment B *Richland County Estimated Foreclosure by Census Tract and Block Group* (Source: HUD User.org <http://www.huduser.org/datasets/nsp.html>). Attachment C is a map of Richland County by zip code and other data layers. Attachment E shows data for initial foreclosures filings from RealtyTrac, HMDA Loan Originations, and First Quarter of 2008 Loan Delinquency Rates, Selected 2007 Data from the American Community Survey and Richland county mortgage statistic information. Finally, according to the SC State Housing Finance and Development Authority NSP Amendment, Attachment A, Richland County ranks #1 in estimated number of foreclosures with 4,579, #1 in total 90 day vacant residential addresses at 6,327 and #1 in total number of newer HMDA high cost loans between 2004-2007 at 12,353 loans. The vacant residential property ranking for the county is #5 in the State, with Horry County as #1. Distribution of Funds The RCCCD *s* RFP process may award funding to entities that comply with HUD's requirements for meeting the following: 1. In one of the areas identified as *greatest need* found in Attachments A and B; 2. Ability to meet the 18-month obligation requirements; 3. Ability to meet the four year expenditure requirements; and 4. Project/program's ability to stabilize neighborhoods at risk due to foreclosures or abandonment of properties that demonstrate local greatest need.

Distribution and and Uses of Funds:

G. NSP INFORMATION BY ACTIVITY Activity # 1: NSP Set-Aside for 50% and below median income residents (1) Activity Name: 50% and below median income residents- Special Target Populations (2) Activity Types: All five NSP-eligible activities will be allowed under this program: *§2301(c)(3)(A)* - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). *§2301(c)(3)(B)* - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). *§2301(c)(3)(C)* - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). *§2301(c)(3)(D)* - Demolish blighted structures. (CDBG activity = clearance/demolition). *§2301(c)(3)(E)* - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Housing, 50% and below Low-Mod Area Benefit (4) Activity Description: This program will be available to benefit only persons who are 50% and below median



Projects will be solicited from entities that will address this segment of the population, to include but not limited to: HIV/AIDS, Veterans- especially those who have recently served in Iraq and Afghanistan, permanent supportive housing. Applications will be reviewed and selected through the RFP process previously described. Applicants for funding will be required to provide data on local needs and market conditions and to demonstrate how proposed projects will address such needs. Projects will provide housing units for low to moderate income persons as defined in the NSP at or below 50% of area median income. (5) Location Description: The RCCCD has identified pockets within Richland County noting the potential areas of greatest need found in Attachments A and B. Specific locations will be identified through the RFP process. (6) Performance Measures: Using an estimated average of \$50,000 per unit, the RCCCD anticipates that this program may provide as many as 11 properties. To the extent that activities other than residential housing are proposed (demolition, redevelopment of demolished or vacant properties for commercial or industrial use), that number could be less. (7) Total Budget: \$555,465.00 (8) Responsible Organization: Applicants will be selected through the RFQ process previously described by a pre-designated NSP committee. Local governments, nonprofit entities, local housing authorities and for-profit entities are eligible to apply but must meet the experience and capacity requirements outlined in the RFQ. (9) Projected Start Date: March 1, 2009 (10) Projected End Date: March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current appraised value. Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose and other property owners that NSP funds are provided to at the local level via the RFP process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 50% and below low- to moderate-income beneficiaries. For housing related activities: The tenure of beneficiaries will include both rental and homeownership to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment will be in keeping with the HOME Program recapture model which uses deferred, forgivable loans for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis. Activity # 2: Richland County County-wide NSP Program (1) Activity Name: Richland County County-wide NSP Program (2) Activity Types: All five NSP-eligible activities will be allowed under this program: §2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). §2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). §2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition). §2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Housing at 120% LMMI (4) Activity Description: This program will be available in the areas identified as areas of greatest need throughout Richland County. The minimum per recipient will be \$250,000 to any one recipient. Partnerships are encouraged, but contracts and monitoring will be made with the lead agency. (5) Location Description: The RCCCD has identified pockets and areas within Richland County showing the areas of greatest need found in Attachments A and B. Specific locations will be identified through the RFQ process. (6) Performance Measures: Using an estimated average of \$100,000 per unit, the RCCCD anticipates that this program may provide as many as 10 acquired and rehabilitated or redevelopment housing units. (7) Total Budget: \$1,000,000.00 (8) Responsible Organization: Entities will be selected through the RFQ process previously described. Local governments, nonprofit entities, local housing authorities and for-profit entities are eligible to apply but must meet the experience and capacity requirements outlined in the RFQ. (9) Projected Start Date: March 1, 2009 (10) Projected End Date: March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value. Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose and other property owners that NSP funds are provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries. For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis. Activity #3: Target Neighborhood Efforts in Arthurtown and Ridgewood (1) Activity Name: Targeted Neighborhood Revitalization Efforts (2) Activity Type: 2) Activity Types: All five NSP-eligible activities will be allowed under this program: §2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). §2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). §2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition). §2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Area Benefit (4) Activity Description: This program will provide up to \$150,000 as a set-aside to work in tandem with Community Development Block Grant (CDBG) and HOME Investment Act (HOME) for current targeted areas of Arthurtown and Ridgewood. Ridgewood is in Census Tract 106, Block Group 4, which ranks in the highest foreclosure priority as evidence on the chart, Attachment B and has over 71% LMMI. Arthurtown is in Census Tract 116.05 and has over 66% LMMI. (5) Location Description: Ridgewood is in Census Tract 106, Block Group 4, It is located in the north Columbia area and sits along Monticello Road, between I-20 and Summit Avenue. Arthurtown is located in Census Tract 116.05. It is located south west of downtown Columbia, past the University of South Carolina's Williams-Brice Stadium. (6) Performance Measures: The RCCCD anticipates the assistant for up to 5 homes assisted in tandem with CDBG and HOME funds in these targeted areas. (7) Total Budget \$150,000.00 (8) Responsible Organization: The RCCCD will be the responsible organization as it folds this set-aside in with viable CDC's that are currently operating or pending operating in these areas. (9) Projected Start Date: March 1, 2009 (10) Projected End Date March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value. Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose and other property owners that NSP funds are provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries. For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis. Activity 4: Demolition Efforts (1) Activity Name: Demolition Efforts (2) Activity Type: §2301(c)(3)(D) Demolish blighted structures. (CDBG activity = clearance/demolition). (3) National Objective: Low-Mod Area Benefit (4) Activity Description: This program will provide up to \$150,000 to Richland County's Planning and Development Services to demolish unsafe, abandoned and blighted Housing throughout Richland County to protect public health and



safety. To meet the Low-Mod Area Benefit national objective, such properties must be located in low-mod income areas (as defined by CDBG) and must demonstrate readiness when proposals are submitted to the Authority. (5) Location Description: The Richland County Planning and Development Services Department has a listing of all county housing units within Richland County that are deemed by HUD's definition of blighted structures and meet the county's standards of unsafe for human habitation. Specific locations of properties will be identified through the RFP process previously described. (6) Performance Measures: Because each demolition ranges between \$3,500 to \$5,000 per demolition, Richland County is anticipating between 42-30 demolitions (7) Total Budget \$150,000.00 (8) Responsible Organization: The Richland County Planning and Development Services Department will take the lead on the demolitions of blighted structures and will report back to the Richland County Community Development Department (9) Projected Start Date: March 1, 2009 (10) Projected End Date March 1, 2013 (11) Specific Activity Requirements: Not applicable (this is not an acquisition or housing activity). Activity 5: Richland County & City of Columbia Allocation (1) Activity Name: Richland County & City of Columbia Allocation for Inner City Activity 2) Activity Types: All five NSP-eligible activities will be allowed under this program: §2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). §2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). §2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition). §2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Housing at 120% LMMI (4) Activity Description: This program will be available in the inner city of Columbia areas only as identified as areas of greatest need within the city of Columbia. A high area of greatest need fall within 29203 and 29204 zip codes. Partnerships are encouraged, but contracts and monitoring will be made with the lead agency. (5) Location Description: The RCCCD has identified pockets and areas within the city of Columbia showing the areas of greatest need found in Attachments A and B, to include a concentration in zip codes 29203 and 29204. Specific locations will be identified through the RFQ process. (6) Performance Measures: The City of Columbia is anticipating the application and approval of SC State NSP funding. It is anticipated the City will apply for \$3 million in the Tier 1 State NSP initiatives program. Any State NSP will be leveraged with RCCCD NSP to address areas of greatest need. Using an estimated average of \$100,000 per unit, the RCCCD anticipates that this program may provide up to 32 acquired and rehabilitated or redevelopment housing units combined. (7) Total Budget: \$144,209.00 (8) Responsible Organization: The City of Columbia Community Development Department will be the responsible lead organization and will report back to the Richland County Community Development Department (9) Projected Start Date: March 1, 2009 (10) Projected End Date: March 1, 2013 (11) Specific Activity Requirements: § Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value. § Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to proposed reasonable terms of financing to rental property owners that NSP funds are provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries. § For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process. § The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis.

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>	
Acquisition/Rehab	Acquisition/Rehabilitation	NSP-I-031609-02	Rehabilitation - LMMI
Acquisition/Rehab - 25%	Acquisition and Rehab-SLCCDC/CAP -	NSP-I-031609-01	Rehabilitation - 25%
Acquisition/Rehab-25%	Acquisition/Rehabilitation-Columbia	NSP-I-031609-07	Acquisition/Rehab-Columbia Housing-25% Set Aside
Acquisition/Rehab-25%	Acquisition/Rehab- Neighborhood Rev-	NSP-I-031609-03	Acquisition/Rehab-Neighborhood Rev-25% set aside
Admin	Administration	NSP-I-031609-06	Administrative Costs Associated with NSP



Aquisition/Rehab - COC
Demo

Aquisition and Rehabilitation - City of
Demolition of Blighted Structures

NSP-I-031609-05
NSP-I-031609-04

Rehab - City of Columbia
Demolition - Unsafe Housing - RC
planning



Activities

Project # / Title: Acquisition/Rehab / Acquisition/Rehabilitation

Grantee Activity Number: NSP-I-031609-02
Activity Title: Rehabilitation - LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 03/16/2009

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:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 08/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,140,381.58

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,140,381.58

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# Owner Households	4		4	100.00
# of Households	8	4	4	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

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

Organization carrying out Activity:
 Richland County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Funding Source Name

Matching Funds

Funding Amount

Neighborhood Stabilization Program (NSP)

No

\$ 0.00

Location Description:

Unincorporated portions of Richland County. Focus is on areas that have the highest rates of foreclosure and are experiencing continued abandonment, vacancy and foreclosure.

Activity Description:

Richland County awarded two (2) developer contracts for this allocation of funds. Santee Lynches Community Development Corporation will receive \$562,705.00 to acquire, rehabilitate, and rent single family homes to LMMI residents in the unincorporated portions of Richland County. Columbia Housing Authority will receive \$437,295.00 to acquire, rehabilitate, and sell single family homes to LMMI residents in the unincorporated portions of Richland County.

Project # / Title: Acquisition/Rehab - 25% / Acquisition and Rehab-SLCDC/CAP -

Grantee Activity Number: NSP-I-031609-01
Activity Title: Rehabilitation - 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

Acquisition/Rehab - 25%

Project Title:

Acquisition and Rehab-SLCDC/CAP - 25% set aside

Projected Start Date:

03/16/2009

Projected End Date:

08/20/2013

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: \$ 555,465.00

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: \$ 555,465.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
# of Properties	5

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

No

Organization carrying out Activity:

Richland County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Richland County Government1	Unknown	\$ 555,465.00

Location Description:

Zip Codes of 29229 and 29223. These areas have been chosen based on the high rate of foreclosure, high percentage of subprime mortgage loans and the likelihood of continued foreclosure activity.

Activity Description:

Richland County awarded a developer contract to Santee-Lynches Affordable Housing and Community Development Corporation (Santee-Lynches). Santee-Lynches has entered into a partnership agreement with Community Assistance Providers, Inc. (CAP) in order to complete NSP activities. Santee-Lynches is the lead agency and CAP is responsible for managing and maintaining files.

Project # / Title: Acquisition/Rehab-25% / Acquisition/Rehabilitation-Columbia

Grantee Activity Number: NSP-I-031609-07
Activity Title: Acquisition/Rehab-Columbia Housing-25% Set Aside

Activity Type: Rehabilitation/reconstruction of residential structures	Activity Status: Completed
Project Number: Acquisition/Rehab-25%	Project Title: Acquisition/Rehabilitation-Columbia Housing-25% Set Aside
Projected Start Date: 03/16/2009	Projected End Date: 08/20/2013



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)

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 40,000.00**Other Funds Total:** \$ 40,000.00**Total Funds Amount:** \$ 80,000.00**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Activity is being carried out by Grantee:

No

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

Richland County Government2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Richland County Government2	Local Government	\$ 40,000.00

Funding Source Name

	Matching Funds	Funding Amount
Neighborhood Stabilization Program (NSP)	No	\$ 40,000.00

Location Description:

Zip codes of 29223 and 29229. These areas have been chosen based on the high rate of foreclosure and the likelihood of continued foreclosure activity.

Activity Description:

This funds will be used for the rehabilitation of homes and set aside for households whose incomes are at or under 50% area median income. Please refer to Activity NSP-I-031609-02. Richland County awarded two (2) developer contracts for this allocation (NSP-I-031609-02). Columbia Housing Authority will receive \$437,295.00 to acquire, rehabilitate, sell and rent family homes to LMMI residents in the unincorporated portions of Richland County. This activity is for the properties whose household incomes where at or under the 50% area median income.



Project # / Title: Acquisition/Rehab-25% / Acquisition/Rehab- Neighborhood Rev-

Grantee Activity Number: NSP-I-031609-03
Activity Title: Acquisition/Rehab-Neighborhood Rev-25% set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed
Project Title:
 Acquisition/Rehab- Neighborhood Rev-25% Set Aside

Project Number:
 Acquisition/Rehab-25%

Projected Start Date:
 03/16/2009

Projected End Date:
 08/20/2013

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: \$ 246,803.12
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 246,803.12

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)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

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

Organization carrying out Activity:
 Richland County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Funding Source Name

Matching Funds

Funding Amount

Neighborhood Stabilization Program (NSP)

No

\$ 0.00

Location Description:

These funds will be designated to be used in either/or Aurthertown or Ridgewood to assist in our Neighborhood Revitalization (CDBG) efforts in those communities.

Activity Description:

Funds will be used for rehabilitation and in fill housing in the Ridgewood Neighborhood Revitalization community for households whose incomes are at or under 50% Area Median Income.

Project # / Title: Admin / Administration

Grantee Activity Number: NSP-I-031609-06

Activity Title: Administrative Costs Associated with NSP I

Activity Type:

Administration

Activity Status:

Completed

Project Number:

Admin

Project Title:

Administration

Projected Start Date:

03/16/2009

Projected End Date:

08/20/2013

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: \$ 185,741.00

National Objective:

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 185,741.00

Environmental Assessment:

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Richland County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Richland County Government1

Organization Type

Unknown

Proposed

\$ 185,741.00

Funding Source Name

Neighborhood Stabilization Program (NSP)

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Richland County Government

Activity Description:

For Administrative Costs Associated with NSP Round I funds

Project # / Title: Aquisition/Rehab - COC / Aquisition and Rehabilitation - City of

Grantee Activity Number: NSP-I-031609-05

Activity Title: Rehab - City of Columbia

Activitiy Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

Aquisition/Rehab - COC

Project Title:

Aquisition and Rehabilitation - City of Columbia

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

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: \$ 124,660.12

National Objective:

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 124,660.12

Environmental Assessment:

COMPLETED



Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:

No

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

City of Columbia

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Columbia	Unknown	\$ 124,670.12

Location Description:

This property is located in the corporate city limits of Columbia.

Activity Description:

A City of Columbia set-aside to work with Community Development Corporations in the areas of highest concentration for foreclosure, sub prime lending and delinquencies. The set-aside is based upon an elevated level of foreclosures within the inner city census tracts. The City of Columbia Community Development Department will oversee this effort.

Project # / Title: Demo / Demolition of Blighted Structures**Grantee Activity Number: NSP-I-031609-04****Activity Title: Demolition - Unsafe Housing - RC planning****Activity Type:**

Clearance and Demolition

Activity Status:

Completed

Project Number:

Demo

Project Title:

Demolition of Blighted Structures

Projected Start Date:

03/16/2009

Projected End Date:

08/20/2013



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:

UNDERWAY

Benefit Report Type:

NA

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 238,036.59

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 238,036.59

Proposed Accomplishments

of Properties

Total

28

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Richland County Planning and Development Services Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Richland County Planning and Development Services Department

Organization Type

Unknown

Proposed

\$ 248,640.82

Funding Source Name

Neighborhood Stabilization Program (NSP)

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

These properties are located in the unincorporated areas of Richland County.

Activity Description:

These efforts will be focused on demolition of unsafe, abandoned housing units throughout unincorporated Richland County.

Action Plan Comments:

Reviewer - The combined total of the NSP funds budgeted for the six listed activities equals the NSP award - \$2,221,859.



- Reviewer - The grantee updated the Activity Description for Activity #01 & #02, completed the Activity Description for Activity #3, and completed the Location Description for Activity #04 & #05.

- Reviewer - The grantee moved \$19,548.88 from Activity #05 to Activity #02 and changed the activity status of #05 to COMPLETE. Reviewed by BE on 4/1/11.

- Reviewer - The grantee modified the Project Title and National Objective for Activity 03 to properly reflect LH-25 activity. The grantee also created a new Activity 07 to reflect LH-25 activity.

Action Plan History

Version	Date
B-08-UN-45-0002 AP#1	05/15/2014
B-08-UN-45-0002 AP#2	11/06/2013
B-08-UN-45-0002 AP#3	07/31/2013
B-08-UN-45-0002 AP#4	03/15/2013
B-08-UN-45-0002 AP#5	10/29/2012
B-08-UN-45-0002 AP#6	04/01/2011
B-08-UN-45-0002 AP#7	10/22/2009

