

# Action Plan

**Grantee: Savannah, GA**

**Grant: B-08-MN-13-0004**

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<b>LOCCS Authorized Amount:</b>	\$ 2,038,631.00
<b>Grant Award Amount:</b>	\$ 2,038,631.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,692,311.47
<b>Total Budget:</b>	\$ 3,730,942.47

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## Funding Sources

**No Funding Sources Found**

## Narratives

**Areas of Greatest Need:**

**Distribution and and Uses of Funds:**

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
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001	NSP Acquisition and Rehab	227-3150	NSP Acquisition and Rehab
		227-3154	Acquisition & Rehab- Low Income Population
002	NSP Redevelop and Demolish	227-3151	NSP Redevelop Demolished or Vacant Properties
		227-3155	Redevelop Demolish Vacant- Low Income Population
003	NSP Land Bank	227-3152	NSP Land Bank
004	NSP Demolish Blighted Structures	227-3153	NSP Demolition of Blighted Structures
005	NSP Administration	227-3156	NSP Administration
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

**Project # /** 001 / NSP Acquisition and Rehab

**Grantee Activity Number:** 227-3150

**Activity Title:** NSP Acquisition and Rehab

**Activity Type:**

Acquisition - general

**Project Number:**

001

**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:**

NSP Acquisition and Rehab

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 142,143.38

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 142,143.38

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	7		7	100.00
# of Households	7		7	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	7

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

Responsible Organization	Organization Type	Proposed Budget
City of Savannah Housing Department	Unknown	\$ 142,143.38



**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Description:**

This activity will be used to purchase and rehabilitate homes and residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 120% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. NSP funds will be used to purchase and rehabilitate homes and residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 120% or less of the Area Median Income. At least \$255,000 of the \$500,000 NSP funds budgeted for this activity will be used to acquire and rehabilitate housing that will be rented or sold to households with incomes that do not exceed 50% of Area Median Income. This allocation will go toward meeting the NSP requirement that 25% of NSP funds are used to provide housing for households with incomes that do not exceed 50% of Area Median Income. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: 227-3154**

**Activity Title: Acquisition & Rehab- Low Income Population**

**Activity Type:**

Acquisition - general

**Project Number:**

001

**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.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

NSP Acquisition and Rehab

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 525,394.04

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 525,394.04

**Proposed Beneficiaries**

# Owner Households

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

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Parcels acquired voluntarily

# of Properties

**Total**

3

3

3

3

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

**Responsible Organization**

City of Savannah Community Planning and Development

**Organization Type**

Unknown

**Proposed Budget**

\$ 440,627.59

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Description:**



This activity will be used to purchase and rehabilitate residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 50% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. NSP funds will be used to purchase and rehabilitate homes and residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 50% or less of the Area Median Income. City of Savannah will target Special Needs populations to meet this requirement. Special Needs populations include homeless, persons with HIV/AIDS, and other groups included in the HUD definition.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 002 / NSP Redevelop and Demolish Vacant Property**



## Grantee Activity Number: 227-3151

### Activity Title: NSP Redevelop Demolished or Vacant Properties

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

NSP Redevelop and Demolish Vacant

**Projected End Date:**

12/31/2022

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

**Total Budget:** \$ 2,597,189.26

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,597,189.26

**Proposed Beneficiaries**

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

12

12

100.00

# of Households

12

12

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

12

# of Housing Units

12

# of Properties

12

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

City of Savannah Housing Department

**Organization Type**

Unknown

**Proposed Budget**

\$ 2,597,189.26

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Description:**

This activity will be used to acquire vacant property and develop new infill housing and/or, where feasible, to rehabilitate existing vacant housing that will then be sold and/or rented to households earning 120% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. At least \$255,000 of the \$538,631 NSP funds budgeted for this activity will be used to provide housing to households with incomes below 50% of Area Median Income. This allocation will go toward meeting the NSP requirement that 25% of NSP funds are used to provide housing for households with incomes that do not exceed 50% of Area Median Income. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity.

**Environmental Assessment:**

**Environmental Reviews:**                      None

**Activity Attributes:**                      None

**Activity Supporting Documents:**                      None

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**Grantee Activity Number: 227-3155**

**Activity Title: Redevelop Demolish Vacant- Low Income Population**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**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:**

NSP Redevelop and Demolish Vacant

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 177,481.98

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 177,481.98

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

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

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# ELI Households (0-30% AMI)

# of Properties

1

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

**Responsible Organization**

City of Savannah Community Planning and Development

**Organization Type**

Unknown

**Proposed Budget**

\$ 190,001.00

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.



**Activity Description:**

This activity will be used to acquire vacant property and develop new infill housing and/or, where feasible, to rehabilitate existing vacant housing that will then be sold and/or rented to households earning 50% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity. City of Savannah will target Special Needs populations to meet this requirement. Special Needs populations include homeless, persons with HIV/AIDS, and other groups included in the HUD definition.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 003 / NSP Land Bank**



## Grantee Activity Number: 227-3152

### Activity Title: NSP Land Bank

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

003

**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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

NSP Land Bank

**Projected End Date:**

03/04/2012

**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

**Proposed Accomplishments**

# of Singlefamily Units

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

2

2

2

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

Chatham County/City of Savannah Land Bank Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 0.00

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Description:**

The Chatham County / City of Savannah Land Bank Authority (LBA) will be called upon by the City of Savannah to assemble, temporarily manage and dispose of vacant property for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. Any property acquired by the LBA must be sold within 10 years after it has been acquired and must be developed by its purchaser into affordable housing that



is occupied by households earning 120% of Area Median Income and meeting other requirement of the NSP program. Properties sold by the LBA for affordable housing development must be developed following the long term affordability requirements established for the HOME program. These requirements will be enforced through various legal documents including loan agreements, promissory notes, deeds and/or other forms of deed restrictions. They will also be enforced through monitoring performed by the City of Savannah. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. Non-profit housing organizations and private developers are expected to assist the City and LBA in carrying out the housing development and/or rehabilitation portion of this activity once the property has been sold by the LBA.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 004 / NSP Demolish Blighted Structures**



**Grantee Activity Number: 227-3153****Activity Title: NSP Demolition of Blighted Structures****Activity Type:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

004

**Project Title:**

NSP Demolish Blighted Structures

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**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:** \$ 239,344.86**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 239,344.86**National Objective:**

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

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

**Total**

1819

**Low**

629

**Mod**

368

**Low/Mod%**

54.81

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

# of Multifamily Units

40

# of Housing Units

40

# of Properties

40

**LMI%:**

54.81

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

City of Savannah Community Planning and Development

**Organization Type**

Unknown

**Proposed Budget**

\$ 239,000.00

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Description:**

The City of Savannah will use NSP funds to demolish blighted structures in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of the residents have incomes below 120% of Area Median Income.



Blighted structures are those that exhibit objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. The City of Savannah will use the International Property Maintenance Code's definition of blighted property in determining if a property is blighted. This definition is: Any structure or premises, which by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors detrimental to safety, health and morals. The City of Savannah's Property Maintenance Department oversees the enforcement of the International Property Maintenance Code and will, therefore, oversee the implementation of this NSP activity. The removal of these types of blighted properties should help stabilize neighborhoods and begin to help reduce the blight, crime and disinvestment that occurs in neighborhoods. These types of blighted structures also hold down property values which makes it difficult for neighborhood residents to borrow money to invest in their properties or to sell their properties should the need arise. All properties demolished using NSP funds shall have a repayable lien placed against the title of the property. The City shall aggressively seek to recover its NSP investment using its Revenue Department to assist with this initiative. Whenever possible and where title is clear, the City shall seek to acquire the demolished property and sell it to an affordable housing developer. However, many blighted properties in need of demolition are likely to have title problems that make acquiring and/or developing the property difficult. Demolished properties that the City is able to acquire and sell, will be sold to developers who will be required to develop affordable housing that meets the long term affordability and other requirements established for the HOME program. These requirements will be enforced through various legal documents including loan agreements, promissory notes, deeds and/or other forms of deed restrictions. They will also be enforced through monitoring performed by the City of Savannah. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 005 / NSP Administration**



**Grantee Activity Number: 227-3156**

**Activity Title: NSP Administration**

**Activity Type:**

Administration

**Project Number:**

005

**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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 36,239.72

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 36,239.72

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

**Responsible Organization**

City of Savannah Community Planning and Development

**Organization Type**

Unknown

**Proposed Budget**

\$ 36,239.72

**Location Description:**

Administration activities will take place at 2203 Abercorn Street and 6 E. Bay Street.

**Activity Description:**

General Administration activities as defined by NSP regulations.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



## Action Plan Comments:

- Chang, Hak- We have determined that all the activities described above are in agreement with the original submission, and are in compliance with the requirements under the NSP. Therefore, we recommend approval of the substantial amendment of FY 2008 Annual Action Plan submitted by the City of Savannah, Georgia.
- Chang, Hak- The City failed to list activities separately for each of national objective codes, and the amount of each activity budget is different from that of the original submission.
- Chang, Hak- The City resubmitted its substantial amendment to FY 2008 Action Plan on May 28, 2009 after modifying an activity, "NSP Demolition of Blighted Structures" (#221-3153). We have determined that all the activities described above are in agreement with the original submission, and are in compliance with the requirements under the NSP. Therefore, we approve the substantial amendment to FY 2008 Annual Action Plan submitted by the City of Savannah, Georgia.
- Chang, Hak- On July 1, 2009, the grantee resubmitted revised activity numbers to 227-3150, 227-3151, 227-3152, 227-3153, 227-3154, and 227-3155, from 221-3150, 221-3151, 221-3152, 221-3153, 221-3154, 221-3155, respectively. Activities remain same as in the submission approved on May 28, 2009.
- Forte, 8/25/2010: The budget changes made are in accordance with the Action Plan Substantial Amendment and consistent with the Citizen Participation Plan.
- Forte, 9/21/2010: For a large number of activities, the total funds awarded are not consistent with the responsible organization amount.
- Forte, 9/24/2010: The quarterly report is approved.
- Forte, 2/11/2011: Estimated performance data for units and households entered as requested.
- Forte, 4/29/11: No changes made. It was accidentally submitted by the City staff. CWF
- Forte, 5/13/2011: The NSP 1 Action Plan has been updated to reflect an increase in the activity budget for 227-3150 of \$850.00 and a decrease in activity 227-3156 to cover the repair cost at 908 Bolton Street (Repair roof, labor and materials). CWF
- Mclver, 3/14/2013 Increased the projected PI to \$452,021 from \$400,000 within activity 227-3155 changed beneficiary to homeowner (was a renter).
- Mclver, 7/9/2013 The new NSP1 Budgets will be the total of \$2,038,631 in Grant and PI of \$1,112,987

## Action Plan History

Version	Date
B-08-MN-13-0004 AP#12	03/04/2022
B-08-MN-13-0004 AP#11	05/15/2018
B-08-MN-13-0004 AP#10	07/20/2016





B-08-MN-13-0004 AP#9	04/23/2015
B-08-MN-13-0004 AP#8	09/26/2014
B-08-MN-13-0004 AP#7	07/09/2013
B-08-MN-13-0004 AP#6	03/14/2013
B-08-MN-13-0004 AP#5	12/20/2012
B-08-MN-13-0004 AP#4	08/23/2012
B-08-MN-13-0004 AP#3	06/20/2012
B-08-MN-13-0004 AP#2	05/13/2011
B-08-MN-13-0004 AP#1	08/25/2010

