

Action Plan

Grantee: North Carolina

Grant: B-11-DN-37-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 5,000,000.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

North Carolina has established a \$1 million threshold for allocating NSP3 funds to ensure that adequate resources are provided to projects that will generate the most effective, positive impact within targeted census tracts. HUD has assessed that fewer grants will allow HUD staff to more effectively monitor grantees to ensure proper implementation of the program and reduce the risk for fraud, waste, and abuse. In distributing NSP3 funds in North Carolina, a similar approach is being taken.

North Carolina will distribute NSP3 funds to areas of greatest need as defined by HUD. NSP3 funds will be allocated using the following three-step application process:

1. Submission of a Letter of Interest (LOI) from potential applicants;
2. Invite Eligible Organizations to submit an application; and
3. Evaluate Applications and include the highest ranking projects in application.

Administrative Funds

North Carolina will share the 10 percent of the NSP3 funds available for administrative uses as follows: up to five (5) percent shall be retained by the state for administrative and monitoring requirements of the program and up to five (5) percent shall be available to applicants receiving the funds.

How Fund Use Addresses Market Conditions:

As authorized through the Dodd-Frank Act, the purpose of NSP funding is to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. These targeted funds will be used to purchase foreclosed homes at a discount and to rehabilitate or redevelop them in order to respond to rising foreclosures and falling home values. The State of North Carolina has strict predatory lending laws and the foreclosure rate is lower than many other areas of the country. However, according to data from the North Carolina Administrative Office of the Courts, North Carolina had more than 67,000 homes go into foreclosure in 2010, up from nearly 21,000 in 2000 and 50,000 in 2007, just 3 years prior.[1] While the foreclosure problems may not rival levels experienced in other states, North Carolina still has significant needs and housing problems due to the housing crisis.

Further, the level of foreclosures resulting from these problematic mortgages has placed an increased burden on families, housing agencies and programs and local governments.

As a result, the state will use the NSP3 funds for the purposes intended – to promote neighborhood stabilization where foreclosure, subprime lending, and housing vacancies have negatively affected the housing market and will give priority to those applicants that can effectively target NSP3 resources to neighborhood stabilization projects that will address these problems in areas with the greatest needs.

As such, North Carolina has defined geographic areas using data supplied by HUD.

[1] NC Foreclosure Data (1998 – 2010). Available at <http://www.ncforeclosurehelp.org/Research.aspx>.



Ensuring Continued Affordability:

To ensure continued affordability of its NSP3 projects, North Carolina's Community Investment and Assistance (CI) has adopted a definition of continued affordability that requires that, at a minimum, sub-recipients use affordability standards that are at least as strict as the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

The definition of "Continued Affordability" in this Action Plan for NSP3 funds is subject to change based upon HUD's approval of this Action Plan, and/or changes issued to the NSP3 Notice or interpretation of the Notice as clarified on the HUD website (<http://www.hud.gov/nsp>) for this program.

Definition of Blighted Structure:

In accordance with Federal regulations, the State has established a definition for slum or blighted area which is based upon the state's Urban Redevelopment Law per G.S. 160A-503 and as outlined in CDBG Bulletin 86-10.

Definition of Affordable Rents:

All homebuyer and rental units assisted must include provisions for long-term affordability restrictions meeting at least the following requirements:

Average Per Unit NSP Assistance

Affordability Period

Minimum Restriction

< \$12,000

5 years

Subsidy recapture, 20 percent forgiveness each year

\$12,001 – \$25,000

8 years

Subsidy recapture, 12.5 percent forgiveness each year

\$25,001 - \$40,000

12 years

Subsidy recapture, 8.33 percent forgiveness each year

\$40,001 – \$60,000

15 years

Subsidy recapture, 6.66 percent forgiveness each year

\$60,001 and greater

20 years

Subsidy recapture, 5 percent forgiveness each year

Rent, occupancy, and affordability requirements for rental units will be enforced with covenants, mortgages, or deed restrictions running with the property.

Housing Rehabilitation/New Construction Standards:

Per the NSP3 Register, all gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. More information on these standards can be found on the web at http://www.energystar.gov/index.cfm?c=new_homes.nh_verification_process. All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2044, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy). Other rehabilitation must meet those standards to the extent applicable to the rehabilitation work being done (e.g., replace older obsolete products and appliances) with Energy Star-labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, etc.).

Housing rehabilitation standards not directly addressed above are defined in 4 NCAC 19 L .1009.

Vicinity Hiring:

To address NSP3 requirements regarding vicinity hiring per NSP3 Register, the State will require each sub-recipient to certify that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

As a part of the State's NSP3 application process, the state gave priority to proposals that demonstrated a strong connection between the need as identified, particularly the need for affordable rental housing, and to the proposed activities needed to stabilize neighborhoods. Extra points were given to proposals whose projects included affordable rental housing (up to 8 points).

Grantee Contact Information:

North Carolina Department of Commerce

Community Investment and Assistance

100 E. Six Forks Road, Raleigh, NC 27609

(919) 571-4900 (phone); (919) 571-4951 (fax)

Contacts:

Vickie Miller, Director



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Acquisitions	BOH-11N0001	Acquisition - 50%
		PHome 11N0001	Acquisition 51%
		PHome 11N0002	Acquisition 51-120%
0002	Rehabilitation	BOH-11N0003	Rehabilitation - 50%
		PHome N0004	Rehabilitation 51-120
		PHome N0005	Rehab <51%
0003	Redevelopment	Durham - 110009	New Construction - 50-120%
		Durham - 110010	New Construction < 51
		Durham - 11N0007	Finance Mech - 50%
		Durham - 51-120%	Finance Mech - 51-120%
		Gastonia - 11N0005	Private Rehab - 50%
		Gastonia - 11N0006	Private Rehab - 51-120%
		Raleigh 110017	New Construction <51
		Raleigh 110018	New Constr 51-120
0004	Redevelopment Serv Delivery	<i>No activities in this project</i>	
0005	Administration	BOH-11N0002	Administration
		NC-11N0007	Administration - State
		PHome 11N0003	Administration
		Raleigh 110016	
0006	Disposition	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Project # / Title: 0001 / Acquisitions

Grantee Activity Number: BOH-11N0001
Activity Title: Acquisition - 50%

Activity Type:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/28/2011

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:

Acquisitions

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 602,925.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 602,925.76

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	44	44		100.00
# of Households	44	44		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

44

of Housing Units

44

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Builders of Hope, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
--------------------------	-------------------	-----------------



Location Description:

Project is located at 330 Bradford Drive in Charlotte NC in the Thomasboro neighborhood, approximately 4 miles from Uptown Charlotte.

Activity Description:

Awarded NSP3 funds will be used for the acquisition of Bradford Place Apartments.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: PHome 11N0001
Activity Title: Acquisition 51%

Activity Type:

Acquisition - general

Project Number:

0001

Projected Start Date:

11/07/2011

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:

Acquisitions

Projected End Date:

12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 155,690.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 155,690.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

5

5

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Passage Home, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Passage Home, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 155,690.00



Location Description:

1213, 1224, and 1248 Angelus Drive in the Birch Brown Complex. The complex is in Raleigh NC.

Activity Description:

Passage Home is trying to stabilize the Birch-Brown Area through the rehab of three 4 unit buildings in this complex. These units will be filled with both LMMI and LH25 residents.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: PHome 11N0002
Activity Title: Acquisition 51-120%

Activity Type:

Acquisition - general

Project Number:

0001

Projected Start Date:

11/07/2011

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:

Acquisitions

Projected End Date:

12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 197,300.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 197,300.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

of Permanent Jobs Created

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

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

7

7

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Passage Home, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Passage Home, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 197,300.00



Location Description:

1213, 1224, and 1248 Angelus Drive at the Birch-Brown Complex in Raleigh NC.

Activity Description:

Passage Home is trying to stabilize the Birch-Brown Area through the rehab of three 4 unit buildings in this complex. These units will be filled with both LMMI and LH25 residents.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 0002 / Rehabilitation

Grantee Activity Number: BOH-11N0003
Activity Title: Rehabilitation - 50%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

04/28/2011

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:

Rehabilitation

Projected End Date:

09/30/2020

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

Total Budget: \$ 299,574.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 299,574.24

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
------------------------	-------	-----	-----	----------



# Renter Households	44	44	100.00
# of Households	44	44	100.00
Proposed Accomplishments		Total	
# of Multifamily Units		44	
# of Housing Units		44	
# ELI Households (0-30% AMI)			

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Builders of Hope, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Builders of Hope, Inc.	Non-Profit	\$ 296,905.00

Location Description:

Project is located 330 Bradford Drive in Charlotte NC.

Activity Description:

Awarded funds will be used by the grantee for the rehabilitation of 44 multi-family units.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: PHome N0004
Activity Title: Rehabilitation 51-120

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

11/07/2011

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:

Rehabilitation

Projected End Date:

12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 38,964.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 38,964.54

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Passage Home, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Passage Home, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 160,000.00



Location Description:

1213, 1224, and 1248 Angelus Drive at the Birch-Brown Complex in Raleigh NC.

Activity Description:

Passage Home is trying to stabilize the Birch-Brown Area through the rehab of three 4 unit buildings in this complex. These units will be filled with both LMMI and LH25 residents.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: PHome N0005
Activity Title: Rehab <51%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

12/19/2012

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:

Rehabilitation

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,999.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,999.29

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Passage Home, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Passage Home, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 500.00



Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 0003 / Redevelopment

Grantee Activity Number: Durham - 110009
Activity Title: New Construction - 50-120%

Activity Type:

Construction of new housing

Project Number:

0003

Projected Start Date:

10/28/2013

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

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 520,298.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 520,298.00

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
#Units exceeding Energy Star	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Durham

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Durham	Local Government	\$ 480,000.00

Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Durham - 110010
Activity Title: New Construction < 51

Activity Type:

Construction of new housing

Project Number:

0003

Projected Start Date:

10/28/2013

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.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 155,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 155,000.00

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Durham

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Durham

Organization Type

Local Government

Proposed Budget

\$ 70,000.00



Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Durham - 11N0007
Activity Title: Finance Mech - 50%

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0003

Projected Start Date:

04/28/2011

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:

Redevelopment

Projected End Date:

02/09/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 380,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 380,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
32	32		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

32

32

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Durham

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Durham

Organization Type

Local Government

Proposed Budget

\$ 380,000.00

Location Description:

Project is located on a 6.22 acre tract located in the Rolling Hills neighborhood in Durham, NC near the intersection



of E. Lakewood Avenue and S. Roxboro Street.

Activity Description:

The City proposes to use the awarded funds to construct a 32 unit multi family building for LI beneficiaries, there will be 80 total in the project.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Durham - 51-120%
Activity Title: Finance Mech - 51-120%

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0003

Projected Start Date:

04/28/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/09/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 570,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 570,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
48		48	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

48

48

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Durham

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Durham

Organization Type

Local Government

Proposed Budget

\$ 570,000.00

Location Description:

Project is located on a 6.22 acre tract located in the Rolling Hills neighborhood in Durham, NC near the intersection



of E. Lakewood Avenue and S. Roxboro Street.

Activity Description:

Proposing to construct 80 multi family units (32 units for LI)

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Gastonia - 11N0005
Activity Title: Private Rehab - 50%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

04/28/2011

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:

Redevelopment

Projected End Date:

02/09/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
75	75		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

75

75

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City Of Gastonia

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City Of Gastonia

Organization Type

Local Government

Proposed Budget

\$ 300,000.00

Location Description:

The project is located at 405 Highland Street (Highland Hospital Redevelopment).



Activity Description:

The county proposes to use the awarded funds for the redevelopment of a former hospital into housing for the elderly.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Gastonia - 11N0006
Activity Title: Private Rehab - 51-120%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

04/28/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/09/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 650,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 650,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
18			0.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

18

18

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City Of Gastonia

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City Of Gastonia

Organization Type

Local Government

Proposed Budget

\$ 631,750.00

Location Description:

102 West 2nc Avenue (Armstrong/Marietta Apartments Redevelopment) in Gastonia, NC.



Activity Description:

The county proposes to use the awarded funds for the rehabilitation of a multi-family housing building.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Raleigh 110017
Activity Title: New Construction <51

Activity Type:
 Construction of new housing

Project Number:
 0003

Projected Start Date:
 04/28/2011

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:
 Redevelopment

Projected End Date:
 09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 397,100.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 397,100.00

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 Multifamily Units	5
# of Housing Units	5

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Raleigh

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Raleigh	Local Government	\$ 397,100.00

Location Description:



This is taking place in Raleigh NC at 1002 Coleman.

Activity Description:

Redevelopment of a 13 unit multi-family building with 5 units targeted for LMI clients.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Raleigh 110018
Activity Title: New Constr 51-120

Activity Type:

Construction of new housing

Project Number:

0003

Projected Start Date:

04/28/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 505,400.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 505,400.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

8

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Raleigh

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Raleigh

Organization Type

Local Government

Proposed Budget

\$ 505,400.00

Location Description:



This is a building at 1002 Coleman in Raleigh NC.

Activity Description:

Redevelopment of a 13 unit multi-family building

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 0005 / Administration

Grantee Activity Number: BOH-11N0002
Activity Title: Administration

Activity Type:

Administration

Project Number:

0005

Projected Start Date:

04/28/2011

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:

Administration

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 47,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 47,500.00

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Builders of Hope, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Builders of Hope, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 47,500.00

Location Description:

Administration expenses will take place in Raleigh and Charlotte.

Activity Description:

Funds will be used to cover the cost incurred by grantee for the operational costs incurred by the grantee for the oversight of an NSP3 approved project.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: NC-11N0007
Activity Title: Administration - State

Activity Type:

Administration

Project Number:

0005

Projected Start Date:

04/28/2011

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:

Administration

Projected End Date:

01/09/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 135,807.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 135,807.74

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

NC Dept of Commerce/CI

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
NC Dept of Commerce/CI	State	\$ 250,000.00

Location Description:

Activity Description:

Funds will be used for the day to day expenses incurred by the State CDBG staff for the administration of the NSP3 grant.



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: PHome 11N0003
Activity Title: Administration

Activity Type:

Administration

Project Number:

0005

Projected Start Date:

11/07/2011

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:

Administration

Projected End Date:

12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,045.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,045.46

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Passage Home, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Passage Home, Inc.	Non-Profit	\$ 40,000.00

Location Description:

The administraiton activities will take place at the Passage home offices in Raleigh NC.

Activity Description:

This activity covers the administrative expenses Passage Home incurs while implementing their NSP 3 program.



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Raleigh 110016
Activity Title: Administration

Activity Type:

Administration

Project Number:

0005

Projected Start Date:

11/07/2011

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:

Administration

Projected End Date:

12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 36,394.97

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 36,394.97

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Raleigh

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Raleigh

Organization Type

Local Government

Proposed Budget

\$ 47,500.00

Location Description:

Activity Description:



Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - In compliance with the purposes of the NSP3 Grant, the state indicates it will use these funds to promote neighborhood stabilization where foreclosure, subprime lending, and housing vacancies have negatively affected the housing market. Further, the state indicates it will give priority to those applicants that can effectively target NSP3 resources to neighborhood stabilization projects that will address these problems in areas with the greatest needs.

No issues with the submitted Plan.

Reviewer - Action plan reviewed and the funds will be used in compliance with the purposes of the NSP3 Grant. The state indicates that the funds will be used to promote neighborhood stabilization where subprime lending and housing vacancies have negatively affected the housing market. In addition, the state indicates it will give priority to those applicants that can effectively target NSP3 resources to neighborhood stabilization projects that will address these problems in areas with the greatest needs. No issues with the submitted plan.

Reviewer - 7/23/18 - Per D. Purcell - "The NSP-3 Action Plan was triggered for review because we have cleaned up flags and modified the end dates of NSP activities. The content of the Action Plan has not changed."

Action Plan History

Version	Date
B-11-DN-37-0001 AP#1	10/26/2011
B-11-DN-37-0001 AP#2	02/13/2012
B-11-DN-37-0001 AP#3	07/20/2012
B-11-DN-37-0001 AP#4	10/29/2012
B-11-DN-37-0001 AP#5	01/31/2013
B-11-DN-37-0001 AP#6	02/11/2013



B-11-DN-37-0001 AP#7	10/31/2013
B-11-DN-37-0001 AP#8	11/27/2013
B-11-DN-37-0001 AP#9	04/29/2014
B-11-DN-37-0001 AP#10	10/31/2014
B-11-DN-37-0001 AP#11	12/11/2014
B-11-DN-37-0001 AP#12	07/23/2018

