

Action Plan

Grantee: Augusta, GA

Grant: B-11-MN-13-0002

LOCCS Authorized Amount:	\$ 1,161,297.00
Grant Award Amount:	\$ 1,161,297.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 406,453.95
Total Budget:	\$ 1,567,750.95

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

1. Administration (\$116,429.70)
 - a. AHCDD will utilize the administrative allocation to provide the following:
 - i. Salaries
 - ii. Travel
 - iii. Equipment
 - iv. Supplies
 - v. Other Miscellaneous
2. Redevelopment (\$756,793.05)
 - a. AHCDD will work with nonprofits/public agencies/for-profits for the purpose of developing new construction and/or rehabilitating existing housing for homeownership and/or rental housing. Eligible Activity costs include:
 - i. pre-development costs,
 - ii. construction or rehabilitation costs,
 - iii. project related soft costs, and
 - iv. home buyer subsidies for down payment and mortgage loan closing costs.
 - b. Eligible Census Tracts for Redevelopment Activities (as approved by HUD) are limited to the following based on criteria specified that any Census Tract/Development Area utilizing NSP3 funding have a State Minimum Threshold NSP3 Score of 17. Those eligible Census Tracts include:
 - i. 103.00-Olive Road & Kissingbower
 - ii. 104.00 Old Savannah Road \$ MLK area
 - iii. 105.04-Barton Chapel & North Leg Road area
 - iv. 105.05-Meadowbrook Drive between Deans Bridge and Windsor Spring
 - v. 105.07-Golden Camp Road & Wheelless Road area
 - vi. 105.08-Between Peach Orchard and Richmond Hill to Bobby Jones
 - vii. 105.11-Louisville to Phinizy
 - viii. 107.03-Windsor Spring out to Tobacco Road
 - ix. 107.04-Tobacco Road to Willis Foreman
 - x. 108.00-Ft. Gordon
 - xi. 014.00-Wrightboro Road to MLK between Mill and 15th
 - xii. 009.00-Laney Walker to Wrightsboro between 7th and 15th
3. Low Income Housing (\$291,074.25)
 - a. The City of Augusta, as designated by HUD, is required to provide housing for those households at or below 50% AMI (designated as low income persons) with no less than twenty-five percent 25% of NSP3 funds. This designation, titled as Set-Aside obligation, is a mandate of funding allocation under section 2301(f)(3)(A)(ii) to provide benefit to low-income persons (earning 50 percent or less of area median income). Those activities deemed eligible under this 25% Set Aside mandate are



inclusive of activities performed under redevelopment or rehabilitation and defined herein within eligible Census Tracts referenced above. ANALYSIS: The Augusta Housing and Community Development Department via its Neighborhood Stabilization Program will attempt to diversify its federal allocation and enter into projects yielding immediate homeownership opportunities for single family housing by making available to income eligible citizens of Augusta Richmond County (deemed "low- and moderate-income persons" as it appears throughout the CDBG regulations at 24 CFR part 570 and defined as a member of a low-, moderate-, and middle-income household, and having an income equal to or less than 120 percent of Area Median Income, adjusted for family size) creative financing mechanisms to include subsidy, down payment and closing costs assistance. The Housing and Community Development Department additionally plans to develop in those areas yielding the greatest opportunity for the City of Augusta to meet all HUD criteria including increased impact and increased density, which include Census Tracts 105.07 for the 25% Set Aside and 107.04 for redevelopment.

FINANCIAL IMPACT: Upon completion of all NSP3 projects there will have been an approximate developmental impact of \$1.5 million within Augusta-Richmond County with additional taxable housing, building permit and water/sewer tap fees collected. Moreover, the submission and execution of said projects will meet the HUD expectation of each NSP3 grantee to carry out its NSP activities in the context of a comprehensive plan for the community's vision of how it can make its neighborhoods not only more stable, but also more sustainable, competitive, and integrated into the overall metropolitan fabric, including access to transit, affordable housing, employers, and services.

How Fund Use Addresses Market Conditions:

Considering the impact of the housing crisis on the for-sale market and the economic impact made on Augusta, Georgia and it is important to consider the result of adding product to the existing housing stock and the further saturation of the for-sale marketplace with more property. However, with property in the "metro area" of Augusta-Richmond County experiencing a reduction due to foreclosures, there will need to be an introduction of new product to boost diminished market values. With a properly designed subsidy assistance mechanism in place, homeownership is still a very viable option for all households, even those at or below the 50% AMI income level. A changing marketplace has created a greater emphasis on rehabilitation of properties with an end use of rental and lease option to decrease the number of dilapidated homes and to increase occupancy rates while building non-profit/for-profit development capacity. However, the end result of occupancy may also be accomplished through scattered site development and in-fill construction coupled with reasonable development subsidies to achieve true affordability for the household.

Understanding the housing market has played a major role in creating the conditions for a successful recovery of destabilized neighborhoods. It has also been an important tool for strategic planning of approaches to bring about neighborhood recovery. However, to gain that understanding of market conditions, the fundamental decisions that set program guidelines for NSP1 and NSP2 grantees of which properties to acquire, which to rehab, and which to demolish came at the expense of financial resources supplied by HUD. With a focused approach to layer investment in specific target areas based on foreclosures that have yet to happen for delinquent loans or households to be affected by future or continued losses of income, Augusta, Georgia will have an immediate impact on Areas of Greatest Need by eliminating some specifically selected abandoned properties. More importantly an impact on the housing market will be made through effective marketing of property to new homeowners through properly appropriated subsidies and adequate counseling to ensure affordability and long term homeownership.

Ensuring Continued Affordability:

To ensure affordability for NSP3 developments, Augusta, Georgia will ensure that one hundred percent (100%) of the Augusta-NSP3 units are income restricted. Low-Income Homeownership Program units are limited based on beneficiary income and beneficiaries must meet income limits for fifty percent (50%) of the area median income households.

Augusta, Georgia will also ensure long term affordability through the use of mortgages, land use restrictions, liens, and promissory notes for homeownership type activities. It is also important to notate that when NSP3 funds are used to finance a homebuyer program, properties must remain affordable in accordance with the affordability guidelines set forth for the applicable number of years from the date of initial purchase. If the resale of the property is completed prior to the end of the affordability period, the principal amount of the loan is immediately due and payable to Augusta, Georgia. Recaptured funds will be returned to the NSP3 Trust as program income and be used for additional NSP3 related activities in accordance with the NSP3 Program and as agreed upon by the Director, and Assistant Director-Housing.

If an owner of a single family unit ceases to occupy the property as their primary residence, or if the home is rented, sold, or title is transferred before the affordability period expires, the funds provided by Augusta, Georgia will be subject to recapture immediately. Augusta, Georgia will use the minimum affordability period of the federal HOME Investment Partnership Program, to include:

24 CFR 92.252 – Qualification as affordable housing: Rental,

24 CFR 92.252 (a) – Rent Limitation;

24 CFR 92.252 (c) – Initial Rent Schedule and Utility Allowance;

24 CFR 92.252 (e) – Periods of Affordability (listed below);

o Up to \$15,000 = 5 Years

o \$15,000 - \$40,000 = 10 Years

o Over \$40,000 = 15 Years

o New Construction 20 Years

24 CFR 92.252 (f) – Subsequent Rents during the Affordability Period;

24 CFR 92.254 – Qualification as Affordable Housing: Homeownership

If the grantee elects to engage in any rental activities for the purpose of satisfying the need for increased opportunities for affordable housing, those units developed will also honor income restrictions and limitations on rent as noted under the HOME Investment Partnership program.

Persons and/or households at or below the 50% AMI limit will be subject to a rent limit equivalent to the Low Home Rent, while persons and/or households ranging from 51% to 120% AMI will be subject to the High HOME Rent limit.



Definition of Blighted Structure:

The definition of a blighted structure in the Code of Augusta-Richmond County requires that an area is a slum and blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the locality at large, because of general dilapidation of structures, narrow sub-standard streets, inadequate community facilities, and the members of the governing body are fully aware of these facts and conditions. While each circumstance will present different factors to consider, staff will generally consider a structure as blighted if one of the following criteria is met:

The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy;

2) The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public way (such as a road or sidewalk) because of a potential collapse or other threat;

3) The structure is determined to harbor rodents or other nuisances which may negatively impact a neighboring property; or

4) The unsafe structure is secured against entry and does not threaten a neighboring property or public way, but its present state of disrepair threatens the general welfare of the public by: reducing the real or perceived value of an adjacent property; presenting a visual blight due to collapse, fire damage, or other unrepaired damage; lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

Definition of Affordable Rents:

Although the Substantial Amendment Abbreviated Plan made mention of rental or lease-to-purchase options based on market conditions and extensive guidance offered from HUD, Augusta, Georgia does not plan to invest any funding into rental housing. It is noted under the Areas of Greatest Need that an end result of higher occupancy rates may be accomplished, and likewise a decrease in the existing housing stock, through the Rehabilitation of existing housing to develop rental units. However, Augusta, Georgia will seek to impact the its existing housing stock and meet the requirements of the designated Census Tracts by infusing considerable levels of subsidy into each property.

As outlined in the Definitions and Descriptions section of the originally submitted Substantial Amendment Abbreviated Plan, Long Term Affordability for Low-Income Households at or below the 50% AMI as part of the mandatory 25% Set Aside of NSP3 funds, will be addressed through the use of subsidy assistance of up to 50% of the total development cost (TDC) of each property. Reducing the financing of each property to as little as 50% of the TDC will create affordability of the properties and offer an opportunity for households at this income to achieve homeownership rather than restricting them to rental only.

Those households at or above 51% AMI up to 80% AMI will also have available to them the opportunity for subsidy assistance up to 50% of the TDC of each project. However, households above 80% AMI will have a reduction in the availability of subsidy assistance. However, Augusta, Georgia is still diligent in its pursuit of continued efforts resulting in homeownership. Therefore, the reduced assistance will allow for up to 40% of the total development cost to be subsidized by the household between 81% and 120 AMI to ensure affordable financing even in this market of more stringent lending restrictions.

Housing Rehabilitation/New Construction Standards:

The specific Housing Rehabilitation Standards that will be applied to NSP3 rehabilitation are the same that are applied via our current Emergency and Owner Occupied Rehabilitation Programs respectively. Housing that will be assisted with NSP3 funds, as a minimum, must meet the MINIMUM PROPERTY STANDARDS established by the U.S. Department of Housing and Urban Development (HUD) for decent, safe, and sanitary conditions. These MINIMUM PROPERTY STANDARDS are outlined in 24 CFR 200.925 and 200.926. In addition, housing that is newly constructed or substantially rehabilitated with NSP3 funds, must meet the Council of American Building Officials (CABO) one or two family building code, as adopted by Augusta-Richmond County, Augusta Housing and Community Development Department rehabilitation standards, and Augusta zoning ordinances. MINIMUM PROPERTY STANDARDS address these major areas: the site; the building exterior; the building systems; the dwelling units; the commons areas; and health and safety considerations.

A. Site. The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveway, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulations of trash, vermin or rodent infestation of fire hazards.

B. Building Exterior. Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair.

C. Building Systems. Each building's domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable, and in good repair.

D. Dwelling Units.

1. Each dwelling unit within a building must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, call-for-aid (if applicable), ceiling doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

2. Where applicable, the dwelling unit must have hot and cold running water, including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities).

3. If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.

4. The dwelling unit must include at least one battery-operated or hard wired smoke detector, in proper working conditions, on each level of the unit.

E. Common Areas. The common areas must be structurally sound, secure, and functionally adequate for the purposes intended. The basement/garage/carport, restrooms, closets, utility, mechanical, community rooms, day care, halls/corridors, stairs, kitchens, laundry rooms, office, porch, patio, balcony, and trash collection areas, if applicable, must be free of health and safety hazards, operable, and in good repair. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, smoke detectors, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair. These standards for common areas apply, to a varying extent, to all HUD/NSP3 housing, but will be particularly relevant to congregate housing, independent group homes/residences, and single room occupancy units, in which the individual dwelling units (sleeping areas) do not contain kitchen and/or bathroom facilities.



F. Health and Safety Concerns. All areas and components of the housing must be free of health and safety hazards. These areas include, but are not limited to , air quality, electrical hazards, elevator, emergency/fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have handrails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling units and common areas must have proper ventilation and be free of mold, odor (ex. Propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reductions of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).

Note: The construction standards applied above do not supersede or preempt State and local codes for building and maintenance with which HUD/NSP3 housing must comply. HUD/NSP3 housing must continue to adhere to these codes.

Augusta, Georgia will ensure that all housing assisted with HUD/NSP3 funds within Augusta-Richmond County will meet MINIMUM PROPERTY STANDARDS established by HUD. The following below states performance and acceptability criteria for what the Augusta Housing and Community Development Department considers these key aspects of housing quality:

1. Sanitary facilities;
2. Food preparation and refuse disposal;
3. Space and security;
4. Thermal environment;
5. Illumination and electricity;
6. Structure and materials;
7. Interior air quality;
8. Water supply;
9. Lead-based paint;
10. Access;
11. Site and neighborhood;
12. Sanitary conditions; and
13. Smoke and carbon monoxide detectors.

Vicinity Hiring:

By definition, Section 3 is purposely designed "To ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons." Augusta, Georgia shall, as part of its efforts to comply with said regulation, ensure that, to the greatest extent feasible, it employs Section 3 businesses. As a stipulation of the hiring of eligible Section 3 businesses, a demonstrated ability and capacity to perform work assigned per project will be assessed.

To accomplish this, a new listing of eligible general contractors and sub-contractors shall be compiled resulting from a new procurement process through a layered Invitation to Bid evaluating both capacity and capability. As part of said procurement process, Augusta, Georgia shall be able to ensure that local businesses meeting the Section 3 requirements are selected for projects under the grant allocation. The ambition will be to hire companies employing no less than 30% Section 3 Residents, who by definition are "Resident[s] of metro area or non-metro county in which the Section 3 covered assistance is expended, and who qualifies as a low-income or very low-income person."

All businesses participating in the procurement process for NSP3 projects will be required, as part of the efforts of Augusta, Georgia to meet its Section 3 requirement, to provide the income of those employees currently on staff and demographic information to determine proximity to the development area in which grant funds are being utilized. With these tools Augusta, Georgia will be able to determine the percentage of employees of each company meeting the definition of eligible Section 3 Residents. From that point Augusta, Georgia can evaluate the capacity and capability of each eligible company to perform the functions required for that specific Rehabilitation or Redevelopment project. If in the event that no participant meeting the 30% Section 3 Resident requirement elects to submit a packet as part of the procurement process, Augusta, Georgia will make efforts to encourage those companies with the capacity and capability to perform the development functions of the project, to the greatest extent feasible, to hire new employees meeting the eligible resident definition.

Disclaimer:

Disadvantaged Business Enterprise (DBE) Augusta-Richmond County, Georgia does not operate a DBE, MBE or WBE Program for Augusta funded projects, as a Federal Court has entered an Order enjoining the Race-Based portion of Augusta's DBE Program. Instead Augusta operates a Local Small Business Opportunity Program. However, for various projects utilizing the expenditure of State or Federal funds, Augusta enforces DBE requirements and/or DBE goals set by the Federal and/or State Agencies in accordance with State and Federal laws. "ANY LANGUAGE INCLUDED HEREIN THAT VIOLATES OR IS INCONSISTANT WITH THE MARCH 14, 2007 COURT ORDER IN THE CASE, THONPSON WRECKING, INC. V. AUGUSTA, GEORGIA, CIVIL ACTION NO. 1:07-CV-019, ISVOIDABLE BY THE AUGUSTA GOVERNMENT."

Procedures for Preferences for Affordable Rental Dev.:

Although the Substantial Amendment Abbreviated Plan made mention of rental or lease-to-purchase options based on market conditions and extensive guidance offered from HUD, Augusta, Georgia does not plan to invest any funding into rental housing. It is noted under the Areas of Greatest Need that an end result of higher occupancy rates may be accomplished, and likewise a decrease in the existing housing stock, through the Rehabilitation of existing housing to develop rental units. However, Augusta, Georgia will seek to impact the its existing housing stock and meet the requirements of the designated Census Tracts by infusing considerable levels of subsidy into each property.

As outlined in the Definitions and Descriptions section of the originally submitted Substantial Amendment Abbreviated Plan, Long Term Affordability for Low-Income Households at or below the 50% AMI as part of the mandatory 25% Set Aside of NSP3 funds, will be addressed through the use of subsidy assistance of up to 50% of the total development cost (TDC) of each property. Reducing the financing of each property to as little as 50% of the TDC will create affordability of the properties and



offer an opportunity for households at this income to achieve homeownership rather than restricting them to rental only. Those households at or above 51% AMI up to 80% AMI will also have available to them the opportunity for subsidy assistance up to 50% of the TDC of each project. However, households above 80% AMI will have a reduction in the availability of subsidy assistance. However, Augusta, Georgia is still diligent in its pursuit of continued efforts resulting in homeownership. Therefore, the reduced assistance will allow for up to 40% of the total development cost to be subsidized by the household between 81% and 120 AMI to ensure affordable financing even in this market of more stringent lending restrictions.

Grantee Contact Information:

AUGUSTA, GEORGIA
 HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
 CHESTER A. WHEELER, III, DIRECTOR
 925 LANEY WALKER BLVD, (2ND FLOOR)
 AUGUSTA, GA 30901
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
04	Demolition	04	Demolition
221073117-	Acquisition and Rehabilitation	03	Acquisition and Rehabilitation
221073117-	Acquisition and Redevelopment	05	Redevelopment
221073117-	Administrative Costs	01	Administration and Planning Costs
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 04 / Demolition

Grantee Activity Number: 04
Activity Title: Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 04

Projected Start Date:
 03/08/2011

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Under Way

Project Title:
 Demolition

Projected End Date:
 03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00
Other Funds: \$ 0.00
Total Funds: \$ 50,000.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
10		10	100.00

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of Public Facilities

of buildings (non-residential)

of Properties

4

LMI%:



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
AHCDD2	Local Government	\$ 50,000.00
Augusta Housing and Community Development	Local Government	\$ 0.00

Location Description:

Eligible Census Tracts for Redevelopment Activities (as approved by HUD) are limited to the following based on criteria specified that any Census Tract/Development Area utilizing NSP3 funding have a State Minimum Threshold NSP3 Score of 17. Those eligible Census Tracts include:

- i. 103.00-Olive Road & Kissingbower
- ii. 104.00 Old Savannah Road \$ MLK area
- iii. 105.04-Barton Chapel & North Leg Road area
- iv. 105.05-Meadowbrook Drive between Deans Bridge and Windsor Spring
- v. 105.07-Golden Camp Road & Wheelless Road area
- vi. 105.08-Between Peach Orchard and Richmond Hill to Bobby Jones
- vii. 105.11-Louisville to Phinizy
- viii. 107.03-Windsor Spring out to Tobacco Road
- ix. 107.04-Tobacco Road to Willis Foreman
- x. 108.00-Ft. Gordon
- xi. 014.00-Wrightboro Road to MLK between Mill and 15th
- xii. 009.00-Laney Walker to Wrightsboro between 7th and 15th

Activity Description:

The Augusta Housing and Community Development Department will purchase properties that are dilapidated through its already existing Augusta Georgia Land Bank Authority (AGLBA) for the purpose of eliminating blight as part of its rehabilitation and redevelopment activities.

Project # / Title: 221073117-5211119/411450--5444112 / Acquisition and

Grantee Activity Number: 03
Activity Title: Acquisition and Rehabilitation

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
221073117-5211119/411450--5444112

Projected Start Date:
03/08/2011

Activity Status:
Under Way
Project Title:
Acquisition and Rehabilitation
Projected End Date:
03/07/2014

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:

COMPLETED

Benefit Report Type:

Direct (Households)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 491,074.25

Other Funds \$ 0.00

Total Funds \$ 491,074.25

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
3	3		100.00

of Households

3	3		100.00
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Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

AHCDD2

Augusta Housing and Community Development

Organization Type

Local Government

Local Government

Proposed

\$ 291,074.25

\$ 200,000.00

Location Description:

Those Census Tracts that carry a Minimum State Score of 17 required under HUD's regulation and outlined at the HUD NSP3 Mapping Tool for Preparing Action Plan website at <http://www.huduser.org/NSP/NSP3.html>. They include:

- 103.00
- 104.00
- 105.04
- 105.05
- 105.07
- 105.08
- 105.11
- 107.03



- 107.04
- 108.00
- 9
- 14

The Housing and Community Development Department additionally plans to develop in those areas yielding the greatest opportunity for the City of Augusta to meet all HUD criteria including increased impact and increased density, which includes Census Tract 105.07 for the 25% Set Aside.

Activity Description:

The purchase and rehabilitation/redevelopment of these abandoned or foreclosed upon homes or residential properties for households whose income does not exceed 50% of the AMI. To ensure long term affordability through complete funding of the total development costs of each project to increase eligible subsidy of up to a maximum of fifty percent (50%) and eliminate each project's debt service.

Project # / Title: 221073117-5211119/411450--5444112-1 / Acquisition

Grantee Activity Number: 05
Activity Title: Redevelopment

Activity Type:

Construction of new housing

Project Number:

221073117-5211119/411450--5444112-1

Projected Start Date:

03/08/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Redevelopment

Projected End Date:

03/07/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 910,547.00

Other Funds \$ 0.00

Total Funds \$ 910,547.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5			0.00
# of Households	5			0.00



Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
Activity funds eligible for DREF (Ike Only)	
#Units & other green	5
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	10
#Low flow toilets	10
#Units with solar panels	

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
AHCDD2	Local Government	\$ 910,547.00
Augusta Housing and Community Development	Local Government	\$ 0.00

Location Description:

Census Blocks Groups 13245913380420401070401 within Census Tract 107.04 is a primary focus area. However, future activities under this Eligible Use in the form of Program Income may be used in other specified Areas of Greatest as outlined in the Area of Greatest Need Summary (Census Tracts identified with a Minimum State Score of 17) in compliance with 24 CFR 570.500(c).

Activity Description:

The comprehensive focus of these grant funds is to redevelop abandoned/foreclosed upon structures and/or vacant lots to be sold and/or rented to persons whose income does not exceed 120% of the Area Median Income.

Project # / Title: 221073117-5311111/408450--5311111 / Administrative

Grantee Activity Number:

01

Activity Title:

Administration and Planning Costs

Activity Type:

Activity Status:



Administration

Project Number:

221073117-5311111/408450--5311111

Projected Start Date:

03/08/2011

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Under Way

Project Title:

Administrative Costs

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 116,129.70

Other Funds \$ 0.00

Total Funds \$ 116,129.70

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Augusta Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

AHCDD2

Augusta Housing and Community Development

Organization Type

Local Government

Local Government

Proposed

\$ 116,129.70

\$ 0.00

Location Description:

All Administrative Activities will be carried out at the office of the Augusta Housing and Community Development, which is located at 925 Laney Walker Blvd (2nd floor), Augusta, GA 30901.

Activity Description:



All Administrative Activities will be carried out at the office of the Augusta Housing and Community Development, which is located at 925 Laney Walker Blvd (2nd floor), Augusta, GA 30901. Cost will consist primarily of salaries for current staff to continue the managerial and administrative responsibilities of protecting Augusta, Georgia's interest while complying with HUD statutes, regulations, and procedures under the objectives of the American Recovery and Reinvestment Act NSP3 program. However, funds may be used for reimbursements, travel, training, supplies, and equipment.

Action Plan Comments:

Reviewer - 4/11/2011: The activities identified are consistent with the NSP3 application submitted to HUD. CWF

Action Plan History

Version	Date
B-11-MN-13-0002 AP#1	10/22/2015
B-11-MN-13-0002 AP#2	05/23/2014
B-11-MN-13-0002 AP#3	10/31/2012
B-11-MN-13-0002 AP#4	08/06/2012
B-11-MN-13-0002 AP#5	04/11/2011

