

# Action Plan

**Grantee: Macon, GA**

**Grant: B-11-MN-13-0005**

---

**LOCCS Authorized Amount:** \$ 1,503,897.00  
**Grant Award Amount:** \$ 1,503,897.00  
**Status:** Reviewed and Approved

**Estimated PI/RL Funds:**

**Total Budget:** \$ 1,503,897.00

---

## Funding Sources

Funding Source	Funding Type
GA Behavioral Health Services, Inc	Other Private Funds

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Information on the City of Macon’s CDBG Target Areas, as well as other areas covered under the NSP 1 program were analyzed by City staff using HUD-generated data and HUD NSP 3 Mapping Tool in order to determine which areas of the City were eligible for NSP 3 funding. Once these areas were identified, determination of the Area of Greatest need was made through a selective process of assessing where the impact of NSP 3 funds would be the greatest, based on other previous, ongoing and planned development and investment being made in order to stabilize the area.

The City’s approach to determining the area of greatest need for this NSP 3 grant was to narrow its focus to an area where prior and current development activities along with the infusion of new NSP 3 dollars could reasonably be expected to be a stabilizing factor and a catalyst for further development in the defined area. Because such a large portion of the city falls within NSP 3-eligible areas, the city sought to identify a discrete project where the impact and benefit of NSP 3 funding would be apparent immediately. After identifying such a project, a map was generated using the HUD NSP 3 Mapping Tool that included the project location and immediate surrounding neighborhood, and this area was selected as the city’s area of greatest need for the purposes of this grant.

While there is great need for this funding throughout many of Macon’s neighborhoods, it is the understanding of the City’s NSP 3 planning staff that this funding should be focused where it can show the best results and most impact. For that reason, the City wishes to build upon the ongoing efforts to revitalize an important neighborhood which has direct access to bus routes, is directly adjacent to the city’s core, and is close to important services that the targeted residents will utilize. It is our belief that the most appropriate use of these funds is to build upon such a promising redevelopment while continuing to protect and strengthen the investments that the City and its partners have made in this neighborhood in recent years.

### How Fund Use Addresses Market Conditions:

Because of weak market conditions within the City’s neighborhoods and a paucity of suitable eligible housing stock, the City’s NSP3 plan focuses on creating quality affordable rental housing that serves a high-demand population. This approach also builds upon previous investments in the targeted area of greatest need and will go a long way toward helping to stabilize the selected neighborhood.

### Ensuring Continued Affordability:

The City of Macon will ensure continued affordability for NSP3 assisted housing by long-term monitoring. As outlined in all funding contracts and Declaration of Covenants, Conditions, and Restrictions (CC&Rs), rental property owners/managers are required to maintain complete files to comply with program reporting requirements and to make their records available to authorized agents of the local and federal government. Desk reviews and on-site monitoring will provide an on-going assessment to assure the rental units assisted with NSP3 funds are being utilized in accordance with all laws, regulations, and policies that govern the program. City of Macon staff will be responsible for reviewing information from property owners/managers as it relates to laws, regulations, and policies. Throughout the compliance period, property owners/managers must complete and submit an Annual Compliance Report. The report will update staff on the status of the NSP3 assisted units and property. Staff will schedule on-site monitoring visits annually. The length of the compliance period is determined by the amount of



NSP3 funds invested per unit in the project. The compliance period, also known as the affordability period, is determined at the time of the initial commitment. The length of the compliance period is also outlined in the legal documentation filed on the property. For the purposes of this grant, there will be a blanket 20-year compliance period of affordability for the rental housing that is developed or assisted with NSP 3 funds. If the resale of NSP-assisted property is completed prior to the end of the affordability period, the principal amount of the loan is immediately due and payable to the City. Recaptured funds will be returned to the NSP Trust fund as program income and be used for additional activities in accordance with the NSP program. If an owner of a single-family unit ceases to occupy the property as his/her primary residence, or if the home is rented, sold, or title is transferred before the affordability period expires, the funds provided by the City of Macon will be subject to recapture. In the case of the proposed activities, however, NSP 3-assisted properties will not be sold, but owned by Georgia Behavioral Health Services and rented to eligible individuals/families throughout the period of affordability. Therefore, we do not expect any direct proceeds from the NSP 3 investment, as rents, which will be heavily subsidized due to the special population being served, will go directly toward operation, maintenance, and services associated with the Permanent Supportive Housing. The on-site monitoring visits will be to determine compliance with tenant income eligibility requirements, maximum allowable rental rates, physical property standards, and affirmative fair marketing laws.

### **Definition of Blighted Structure:**

For the Purposes of NSP 3, a Blighted Structure is defined as one which exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare; or is found to be unfit for human habitation or for commercial, industrial, or business use due to dilapidation and which is not in compliance with applicable codes; (ii) which has defects increasing the hazards of fire, accidents, or other calamities; (iii) which lacks adequate ventilation, light, or sanitary facilities; (iv) in which other conditions exist rendering such a dwelling, building, or structure unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the city; or (v) which is a vacant, dilapidated dwelling, building, structure, or property in which drug crimes are being committed.

### **Definition of Affordable Rents:**

The City of Macon NSP 3 plan will follow the State of Georgia's requirements and require NSP 3 projects to follow the affordability requirements for the HUD HOME program as set forth in 24 CFR 92.252 (2) (2) for rental housing and in 24 CFR 92.254 for homeownership housing, based on the amount of NSP funds provided for each project. All rental housing affordability restrictions will be imposed by deed restrictions. When there is more than one financing source (besides NSP) imposing land use restrictions on a project, the most restrictive requirements will apply to the project.

### **Housing Rehabilitation/New Construction Standards:**

All NSP assisted rehabilitation must meet the minimum housing codes as defined in Chapter 6 of the City of Macon's code of ordinances. Building standards are established by the City of Macon's Inspections and Fees Department in conjunction with the 2006 International Building Code as established by the Georgia Department of Community Affairs and may be revised from time to time. In addition, all units must meet HUD's Housing Quality Standards (HQS) as set forth in 24 CFR 982.401. Local housing rehabilitation standards have been adopted by the Economic and Community Development Department of the City of Macon. These standards may be updated from time to time as needed to address new issues and concerns. Newly constructed housing must meet the 2006 International Energy Code. The City of Macon shall also require that all housing construction incorporate modern, green building and energy-efficiency improvements in all NSP activities to provide for long-term affordability and increased sustainability.

### **Vicinity Hiring:**

While the defined Area of Greatest Need for this project is targeted to a small geographical location, contract provisions in all sub recipient agreements and primary construction contracts will include language specifying preferences for local vicinity hiring, and the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

### **Procedures for Preferences for Affordable Rental Dev.:**

In the City of Macon's proposed NSP 3 plan, 8 of the 10 units to be redeveloped as affordable rental housing, or 80%, will be reserved for individuals or families with income levels at or below 50% AMI. 2 of those 10 units will be reserved for individuals or families between 50-120% AMI.

### **Grantee Contact Information:**

NSP3 Program Administrator Contact Information

Name (Last, First)

Jackson, Wanzina

Email Address

wanzina.jackson@macon.ga.us

Phone Number

478-751-7190

Mailing Address

200 Cherry St, Suite 300, Macon, GA 31201

## **Project Summary**

**Project #**

**Project Title**

**Grantee Activity #**

**Activity Title**



001	Acquisition	001-201(a)-LH25	Acquisition
		001-201(a)-LMMI	Acquisition--LMMI
		001-201(i)--LMMI	Relocation
002	Third Neighborhood: Redevelopment	002-202-LH25	Third Neighborhood Redevelopment
		002-202-LMMI	Third Neighborhood Redevelopment- LMMI
003	Demolish Blighted Properties	003-201(d)	Demolish Blighted Properties
004	Administration	Admin	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 001 / Acquisition

**Grantee Activity Number:** 001-201(a)-LH25  
**Activity Title:** Acquisition

**Activity Type:**  
Acquisition - general

**Project Number:**  
001

**Projected Start Date:**  
05/01/2011

**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.

**Environmental Assessment:**  
UNDERWAY

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

**Activity Status:**  
Completed

**Project Title:**  
Acquisition

**Projected End Date:**  
11/01/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 30,731.07  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 30,731.07

## Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8			0.00
# of Households	8			0.00
# of Permanent Jobs Created				0.0

## Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# of Parcels acquired voluntarily	4
# of Parcels acquired by condemnation	
# of Properties	4



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Macon-Bibb Co. Land Bank Authority

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

**Responsible Organization**

Macon-Bibb Co. Land Bank Authority

**Organization Type**

Non-Profit

**Proposed**

\$ 30,731.07

**Location Description:**

East Macon; Third Neighborhood Redevelopment

**Activity Description:**

Acquisition of NSP-eligible properties for Third Neighborhood Redevelopment

**Grantee Activity Number:** 001-201(a)-LMMI  
**Activity Title:** Acquisition--LMMI

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Completed

**Project Number:**  
 001

**Project Title:**  
 Acquisition

**Projected Start Date:**  
 05/01/2011

**Projected End Date:**  
 11/01/2011

**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:** \$ 13,731.19

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 13,731.19

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# of Households	4			0.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Multifamily Units	4
# of Housing Units	4
# of Parcels acquired voluntarily	3
# of Properties	3

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

**Organization carrying out Activity:**  
 Macon-Bibb Co. Land Bank Authority

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

Responsible Organization	Organization Type	Proposed
Macon-Bibb Co. Land Bank Authority	Non-Profit	\$ 68,150.00



**Location Description:**

East Macon; third Neighborhood Redevelopment

**Activity Description:**

Acquisition of NSP-eligible properties for Third Neighborhood Redevelopment

---



**Grantee Activity Number:** 001-201(i)--LMMI  
**Activity Title:** Relocation

**Activity Type:**  
 Relocation payments and assistance

**Activity Status:**  
 Cancelled

**Project Number:**  
 001

**Project Title:**  
 Acquisition

**Projected Start Date:**  
 05/01/2011

**Projected End Date:**  
 11/01/2011

**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:** \$ 0.00

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Environmental Assessment:**

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3			0.00
# of Households	3			0.00

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Macon-Bibb Co. Land Bank Authority

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

Responsible Organization	Organization Type	Proposed
Macon-Bibb Co. Land Bank Authority	Non-Profit	\$ 60,000.00

**Location Description:**  
 East macon; Third Neighborhood Redevelopment

**Activity Description:**  
 It is the goal of the project to minimize displacement, but in the event that it is necessary to acquire occupied properties, the Authority will relocate tenants, as required under the URA and NSP requirements.



**Project # / Title: 002 / Third Neighborhood: Redevelopment of Abandoned,**

**Grantee Activity Number: 002-202-LH25**  
**Activity Title: Third Neighborhood Redevelopment**

**Activity Type:**

Construction of new housing

**Project Number:**

002

**Projected Start Date:**

07/01/2012

**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.

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Third Neighborhood: Redevelopment of Abandoned,

**Projected End Date:**

03/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 869,515.99

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 869,515.99

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	8	8		100.00
<b># of Households</b>	8	8		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Multifamily Units</b>	8
<b># of Housing Units</b>	8
<b># ELI Households (0-30% AMI)</b>	
<b>#Units &amp; other green</b>	8
<b>#Sites re-used</b>	4
<b>#Units exceeding Energy Star</b>	8
<b>#Units with bus/rail access</b>	8
<b>#Low flow showerheads</b>	8
<b>#Low flow toilets</b>	8



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Georgia Behavioral Health Services, Inc.

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Georgia Behavioral Health Services, Inc.	Non-Profit	\$ 706,598.00

**Location Description:**

East Macon; Third Neighborhood Redevelopment

**Activity Description:**

Construction of 8 units (4 duplexes) of permanent supportive housing for individuals and families at or below 50% AMI.

---



**Grantee Activity Number:** 002-202-LMMI  
**Activity Title:** Third Neighborhood Redevelopment-LMMI

**Activity Type:**

Construction of new housing

**Project Number:**

002

**Projected Start Date:**

07/01/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Third Neighborhood: Redevelopment of Abandoned,

**Projected End Date:**

03/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 500,524.98

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 500,524.98

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	1
# of Housing Units	1
#Units $\geq$ other green	2
#Sites re-used	1
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Georgia Behavioral Health Services, Inc.

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

Responsible Organization	Organization Type	Proposed
Georgia Behavioral Health Services, Inc.	Non-Profit	\$ 353,299.00



**Location Description:**

East Macon; Third Neighborhood Development

**Activity Description:**

Construction of 2 units (1 duplex) of permanent supportive housing for individuals and families between 50% and 120% of AMI.

**Project # / Title: 003 / Demolish Blighted Properties surrounding 2 Third**

**Grantee Activity Number: 003-201(d)**  
**Activity Title: Demolish Blighted Properties**

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

003

**Project Title:**

Demolish Blighted Properties surrounding 2 Third

**Projected Start Date:**

01/01/2012

**Projected End Date:**

06/15/2012

**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:** \$ 53,623.00

**National Objective:**

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 53,623.00

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

# of Properties

7



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Georgia Behavioral Health Services, Inc.

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

Responsible Organization	Organization Type	Proposed
Georgia Behavioral Health Services, Inc.	Non-Profit	\$ 75,000.00

**Location Description:**

East Macon; Third Neighborhood Redevelopment

**Activity Description:**

Demolition of blighted structures within the Third Neighborhood Redevelopment

**Project # / Title: 004 / Administration**

<b>Grantee Activity Number:</b>	<b>Admin</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

004

**Project Title:**

Administration

**Projected Start Date:**

03/11/2011

**Projected End Date:**

03/11/2014

**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:** \$ 35,770.77

**National Objective:**

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 35,770.77

**Environmental Assessment:**

**Benefit Report Type:**

NA



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

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of Macon Economic and Community Development  
Department

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Macon Economic and Community Development Department	Local Government	\$ 50,770.77

**Location Description:**

N/A

**Activity Description:**

Program Administration

---

## Action Plan Comments:

Reviewer - Updated the accomplishments and description for Activity 2 under the LMMI portion of the redevelopment budget

## Action Plan History

<b>Version</b>	<b>Date</b>
B-11-MN-13-0005 AP#1	03/07/2014
B-11-MN-13-0005 AP#2	03/04/2014
B-11-MN-13-0005 AP#3	02/03/2014
B-11-MN-13-0005 AP#4	06/10/2013
B-11-MN-13-0005 AP#5	07/12/2012
B-11-MN-13-0005 AP#6	04/15/2011

