

# Action Plan

## Grantee: Savannah, GA

### Grant: B-11-MN-13-0004

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|                                 |                       |
|---------------------------------|-----------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 1,027,553.00       |
| <b>Grant Award Amount:</b>      | \$ 1,027,553.00       |
| <b>Status:</b>                  | Reviewed and Approved |
| <b>Estimated PI/RL Funds:</b>   | \$ 823,938.73         |
| <b>Total Budget:</b>            | \$ 1,851,491.73       |

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### Funding Sources

| Funding Source                             | Funding Type        |
|--|---------------------|
| Neighborhood Stabilization Program (NSP 3) | Other Federal Funds |

### Narratives

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

##### Activity Number 1

Activity Name:Savannah Gardens Single Family Infill Housing

Uses :Eligible Use E: Redevelopment

CDBG Activity or Activities

The City of Savannah will use NSP 3 funds to redevelop demolished and vacant properties in order to sell or rent such properties. Correlating CDBG activities include 24 CFR 570.201(a) Acquisition; (b) Disposition; (c) Public facilities and improvements; (i) Relocation; and (n) Direct homeownership assistance as modified for the NSP program. Correlating CDBG activities also include 204 Community based development organizations.

NSP3 Activity Budget: \$567,910

##### Activity Number 2

Activity Name: Savannah Gardens Demolition

Use :Eligible Use D: Demolition

CDBG Activity or Activities

The City of Savannah will use NSP funds for the demolition of blighted structures. Correlating CDBG activity is 24 CFR 570.201(d) Clearance for blight structure only. NSP3 Activity Budget: \$100,000

##### Activity Number 3

Activity Name: Low Income Set-aside Infill Housing

Use :Eligible Use A: Eligible Use E: Redevelopment

CDBG Activity or Activities

The City of Savannah will use NSP funds to redevelop demolished and vacant properties in order to sell or rent such properties. Correlating CDBG activities include 24 CFR 570.201(a) Acquisition; (b) Disposition; (c) Public facilities and improvements; (i) Relocation; and (n) Direct homeownership assistance as modified for the NSP program. Correlating CDBG activities also include 204 Community based development organizations. NSP3 Activity Budget:\$ 256,888

##### Activity Number 4

Activity Name: Program Administration Costs

Use : Administration

CDBG Activity or Activities

The City of Savannah will use NSP funds to pay reasonable program administration cost and carrying charges related to the planning and execution of NSP activities. NSP3 Activity Budget: \$102,755





**Housing Rehabilitation/New Construction Standards:**

Housing Rehabilitation Standards

The City shall require that all housing rehabilitated with NSP funds meet the standards adopted by the City for its HOME program. This means that, at a minimum, all housing units must meet the Section 8 Housing Quality Standards and all work performed on a dwelling that requires a permit is permitted, inspected and approved by the Building Official's office in the Development Services Department. Additionally, whenever rehabilitation costs exceed \$40,000 per dwelling unit, the City shall require a Certificate of Occupancy be obtained from the Building Official's office in the Development Services Department upon completion of the work by the developer.

**Vicinity Hiring:**

Vicinity Hiring

The City of Savannah will provide for vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local contractors for redevelopment and demolition contracts.

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

Not Applicable

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information

Name (Last, First) Reid, Kerri  
Email Address:kreid@savannahga.gov  
Phone Number: 912-651-6520  
Mailing Address  
P.O. Box 1027  
Savannah, GA 31402

**Project Summary**

| Project # | Project Title      | Grantee Activity #                   | Activity Title               | Grantee Program |
|-----------|--------------------|--------------------------------------|------------------------------|-----------------|
| 1         | Demolition         | 227-3153-CD100                       | Savannah Gardens Demolition  |                 |
| 2         | Redevelopment      | 227-3151-CD100                       | NSP 3 Redevelopment          |                 |
|           |                    | 227-3155-CD100                       | Low-Income Set aside Housing |                 |
| 3         | Administration     | 227-3156-CD100                       | Program Administration       |                 |
| 9999      | Restricted Balance | <i>No activities in this project</i> |                              |                 |



# Activities

**Project # /** 1 / Demolition

**Grantee Activity Number:** 227-3153-CD100

**Activity Title:** Savannah Gardens Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

1

**Projected Start Date:**

04/06/2011

**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:**

Demolition

**Projected End Date:**

12/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 92,700.00

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

**Other Funds:** \$ 92,700.00

**Total Funds:** \$ 185,400.00

**Benefit Report Type:**

NA

**Proposed Accomplishments**

# of Multifamily Units

**Total**

22

# of Housing Units

22

# of Properties

1

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

**Responsible Organization**

City of Savannah Housing Department

**Organization Type**

Unknown

**Proposed Budget**

\$ 92,700.00

**Funding Source Name**

Neighborhood Stabilization Program (NSP 3)

**Matching Funds**

No

**Funding Amount**

\$ 92,700.00

**Location Description:**



This activity will take place in Savannah Gardens.

**Activity Description:**

The City will provide NSP3 funds to CHSA Development, Inc., a local non-profit housing corporation, to demolish approximately 20 vacant, dilapidated, apartment units at its Savannah Gardens site. The site has been identified for redevelopment with new affordable housing. Mercy Housing Southeast will develop 94 units of affordable rental housing in this property using, in part, low income tax credits that were approved by the State of Georgia in December 2010. The City of Savannah will provide for vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local contractors to assist with demolition contracts.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 2 / Redevelopment**



**Grantee Activity Number: 227-3151-CD100****Activity Title: NSP 3 Redevelopment****Activity Type:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Redevelopment

**Projected Start Date:**

04/06/2011

**Projected End Date:**

10/31/2012

**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:** \$ 1,219,449.37**Most Impacted and Distressed Budget:** \$ 0.00**National Objective:**

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

**Other Funds:** \$ 1,219,449.37**Total Funds:** \$ 2,438,898.74**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

**Total**                      **Low**                      **Mod**                      **Low/Mod%**

11    11    100.00

# of Households

11    11    100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

11

# of Housing Units

11

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

City of Savannah Housing Department

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,219,449.37

**Funding Source Name**

Neighborhood Stabilization Program (NSP 3)

**Matching Funds**

No

**Funding Amount**

\$ 1,219,449.37

**Location Description:**

This activity will take place in the Savannah Gardens redevelopment area within the City of Savannah.

**Activity Description:**

Provide funding to CHSA Development, Inc. and other non-profit and for-profit developers to acquire vacant lots in Savannah Gardens and/or construct infill housing that will be sold to qualified home buyers with incomes



below 120% of area median income. Emphasis will be on selling houses to households with incomes between 80% and 120% of area median income to help ensure economic diversity in Savannah Gardens. The City of Savannah will provide for vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local vendors for redevelopment contracts.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: 227-3155-CD100

### Activity Title: Low-Income Set aside Housing

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

04/06/2011

**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:**

02/01/2014

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

**Total Budget:** \$ 408,895.00

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

**Other Funds:** \$ 408,895.00

**Total Funds:** \$ 817,790.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

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

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Singlefamily Units      | 3            |
| # of Housing Units           | 3            |
| # ELI Households (0-30% AMI) |              |

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

City of Savannah Housing Department

**Organization Type**

Unknown

**Proposed Budget**

\$ 408,895.00

**Funding Source Name**

Neighborhood Stabilization Program (NSP 3)

**Matching Funds**

No

**Funding Amount**

\$ 408,895.00

**Location Description:**

Two home will be in the Feiler Park/Tatemville neighborhood. Two homes will be located in teh Summerside area.

**Activity Description:**



Provide Habitat for Humanity with NSP3 funds for the acquisition and/or construction of at least three new infill houses that will be sold to households earning less than 50% of AMI adjusted for household size. The City of Savannah will provide vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local contractors to assist with redevelopment contracts.

**Environmental Assessment:**

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 3 / Administration**



**Grantee Activity Number: 227-3156-CD100**

**Activity Title: Program Administration**

**Activity Type:**

Administration

**Project Number:**

3

**Projected Start Date:**

04/01/2011

**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

**Benefit Report Type:**

NA

**Activity Status:**

Planned

**Project Title:**

Administration

**Projected End Date:**

04/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 102,755.00

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

**Other Funds:** \$ 102,755.00

**Total Funds:** \$ 205,510.00

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

**Responsible Organization**

City of Savannah Community Planning and Development

**Organization Type**

Unknown

**Proposed Budget**

\$ 102,755.00

**Funding Source Name**

Neighborhood Stabilization Program (NSP 3)

**Matching Funds**

No

**Funding Amount**

\$ 102,755.00

**Location Description:**

2203 Abercorn St. Savannah, GA 31401 and 6 East Bay Street Savannah, GA 31401

**Activity Description:**

Program Administration costs will include staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation as described in 570.206 (a)(1).

**Environmental Assessment:**

**Environmental Reviews:**

None

**Activity Attributes:**

None



**Environmental Reviews:** None

**Activity Supporting Documents:** None

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## Action Plan Comments:

Forte, 4/11/2011: The narrative and performance accomplishments are consistent with the NSP3 application submitted. The Action Plan is acceptable. CWF

Forte, 8/31/2011: No changes were made to the Action Plan by grantee. CWF

Mclver, program income adjusted 6.18.12

## Action Plan History

| Version              | Date       |
|----------------------|------------|
| B-11-MN-13-0004 AP#5 | 03/04/2022 |
| B-11-MN-13-0004 AP#4 | 09/26/2014 |
| B-11-MN-13-0004 AP#3 | 02/27/2014 |
| B-11-MN-13-0004 AP#2 | 06/18/2012 |
| B-11-MN-13-0004 AP#1 | 08/31/2011 |

