# **Action Plan**

**Grantee: Savannah, GA** 

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

**LOCCS Authorized Amount:** \$ 1,027,553.00 **Grant Award Amount:** \$ 1,027,553.00

Status: Reviewed and Approved

Estimated PI/RL Funds: \$823,938.73

**Total Budget:** \$ 1,851,491.73

## **Funding Sources**

Funding Source Funding Type

Neigborhood 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



#### **How Fund Use Addresses Market Conditions:**

Areas of Greatest Need

The City of Savannah used the NSP 3 Mapping Tool and information to determine the areas of greatest need. The data associated with the mapping tool are submitted in the appendix of this amendment. According to the Mapping tool, the impact scores are as follows:

- \* Savannah Gardens: 4
- \* Feiler Park/ Tatemville: 1
- \* Summerside: 0

All areas would meet or exceed the number of units needed to be built to make an impact in their respective neighborhoods. All areas also meet the threshold score set by HUD to be eligible areas for the NSP 3 program. Determination of Areas of Greatest Need and Applicable Tiers

The Areas of Greatest Need were established by using the information from the NSP 3 Mapping system to determine the areas within the city that were eligible for the NSP3 program. Once staff found the areas eligible, current and proposed projects were reviewed to see if they would meet the eligibility for the program. The Savannah Gardens project was chosen due to its eligibility and the city's resolve to redevelop the property into a mixed-income development. Feiler Park/Tatemville and Summerside were chosen because of the availability of NSP 1 lots for development and they were eligible under NSP 3. The Feiler Park/Tatemville and Summerside neighborhoods will be used to meet our performance measures for our 25% set aside under the NSP 3 program. Due to difficulty in acquiring foreclosed homes in NSP 1, the City of Savannah has chosen to focus on developing infill housing in these neighborhoods that are eligible for the NSP 3 program.

### **Ensuring Continued Affordability:**

Long-Term Affordability

Properties acquired and rehabilitated or constructed using NSP funds will have long term affordability requirements set forth for the HOME program. These requirements will be enforced through various legal documents including loan agreements, promissory notes, deeds and/or other forms of deed restrictions. They will also be enforced through monitoring performed by the City of Savannah. Long term affordability requirements for rental housing acquired, rehabilitated and/or constructed using NSP funds are shown in the table below. The City shall require that landlords provide the City with rent rolls and household income verifications each time a unit is rented to a new tenant during the affordability period.

Rental Housing Long Term Affordability Period

Activity Avg. Per Unit NSP \$ Affordability Period

Rehabilitation or Acquisition of Existing Housing <\$15,000/unit 5 Years \$15,000/unit 5 Years \$40,000/unit5 Years

Years &am;am;am;am;am;am;am;am;nbp;

New Construction or Acquisition of New Housing

Any \$ Amount 20 Years

Long term affordability requirements for housing acquired, rehabilitated and/or constructed and then sold to qualified home buyers using NSP funds are shown in the table below. The City shall verify that home buyers will not be paying more than 35% of household income toward their principal, interest, taxes and insurance (PITI) mortgage payments at the time the house is purchased. NSP funds that are not designated as development subsidies must be repaid to the City by the developer and/or homeowner if the house is sold during the affordability period. Additionally, deed restrictions shall be used to restrict the sale price of the house during the affordability period to the FHA 203(b) sale price limits in place at the time of sale.

Home Ownership Affordability Period

NSP Funds Provided Affordability Period

<\$15,000/unit 5 Years \$15,000 - \$40,000/unit 10years >\$40,000/unit 15 Years

## **Definition of Blighted Structure:**

**Blighted Structure** 

The City of Savannah has adopted the International Property Maintenance Code. Its definition of blighted structures, which shall include blighted property, is: Any structure or premises, which by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors detrimental to safety, health, and morals.

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

Affordable Rents

The City of Savannah considers "affordable rent" to be rent levels established for efficiency, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom dwelling units for the Section 8 rental program.

The City also considers rents to be affordable when tenants with household incomes no greater than 120% of Area Median Income pay no more than 30% of their household income toward rent.



### 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 #	<b>Activity Title</b>	<b>Grantee Program</b>
1	Demolition	227-3153-CD100	Savannah Gardens Demolitio	n
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	No activities in a	this project	



## **Activities**

## Project # / 1 / Demolition

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

Activity Title: Savannah Gardens Demolition

Activity Type: Activity Status:

Clearance and Demolition Under Way

Project Number: Project Title:

Demolition

Projected Start Date: Projected End Date:

04/06/2011 12/31/2014

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$92,700.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Other Funds: \$92,700.00

Total Funds: \$185,400.00

**Benefit Report Type:** 

NΑ

Proposed AccomplishmentsTotal# of Multifamily Units22# of Housing Units22# of Properties1

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

City of Savannah Housing Department Unknown \$92,700.00

Funding Source Name Matching Funds Funding Amount

Neigborhood Stabilization Program (NSP 3) No \$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 A	Assessment:
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Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2 / Redevelopment



**Grantee Activity Number: 227-3151-CD100** 

Activity Title: NSP 3 Redevelopment

Activity Type: Activity Status:

Construction of new housing Under Way

Project Number:

2 Project Title:

Redevelopment

Projected Start Date: Projected End Date:

04/06/2011 10/31/2012

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$1,219,449.37

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$1,219,449.37

NSP Only **Total Funds:** \$ 2,438,898.74

**Benefit Report Type:** 

Direct (Households)

 Proposed Beneficiaries
 Total
 Low
 Mod
 Low/Mod%

 # Owner Households
 11
 11
 100.00

 # of Households
 11
 11
 100.00

Proposed AccomplishmentsTotal# of Singlefamily Units11# of Housing Units11

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

City of Savannah Housing Department Unknown \$ 1,219,449.37

Funding Source Name Matching Funds Funding Amount

Neigborhood Stabilization Program (NSP 3) No \$ 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.

Activity Supporting Documents:	None
Activity Attributes:	one
Environmental Reviews:	None
Environmental Assessment:	UNDERWAY



**Grantee Activity Number: 227-3155-CD100** 

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

**Activity Status: Activity Type:** 

**Under Way** Rehabilitation/reconstruction of residential structures

**Project Number: Project Title:** Redevelopment

**Projected Start Date: Projected End Date:** 

04/06/2011 02/01/2014

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

Not Blocked

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

Not Blocked

**Block Drawdown By Grantee: Total Budget:** \$ 408,895.00

Not Blocked Most Impacted and

**Distressed Budget:** \$0.00

**National Objective:** 

Other Funds: \$ 408,895.00 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income. **Total Funds:** \$817,790.00

**Benefit Report Type:** 

Direct (Households)

**Proposed Beneficiaries Total** Mod Low Low/Mod% # Owner Households 3 3 100.00 # of Households 100.00 3 3

**Proposed Accomplishments Total** # of Singlefamily Units 3 # of Housing Units 3

# ELI Households (0-30% AMI)

Proposed budgets for organizations carrying out Activity:

**Responsible Organization Organization Type Proposed Budget** 

\$ 408,895.00 City of Savannah Housing Department Unknown

**Funding Source Name Matching Funds Funding Amount** 

Neigborhood Stabilization Program (NSP 3) No \$ 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 acquistion 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.

Environmenta	l Assessment:
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Environmental Reviews: None

Activity Attributes: None

**Activity Supporting Documents:** None

**Project # /** 3 / Administration



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

Activity Title: Program Administration

Activity Type: Activity Status:

Administration Planned

Project Number: Project Title:

Administration

Projected Start Date: Projected End Date:

04/01/2011 04/01/2014

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$102,755.00

Not Blocked Most Impacted and

Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for NSP Only **Other Funds:** \$ 102,755.00 **Total Funds:** \$ 205,510.00

**Benefit Report Type:** 

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

City of Savannah Community Planning and Development Unknown \$102,755.00

Funding Source Name Matching Funds Funding Amount

Neigborhood Stabilization Program (NSP 3) No \$ 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

## **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

McIver, 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

