

Grantee: Augusta, GA

Grant: B-08-MN-13-0002

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-13-0002

Grantee Name:

Augusta, GA

Grant Amount:

\$2,473,064.00

Grant Status:

Active

Submitted By:

No Submitter Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$292,085.71

\$1,193,716.42

\$222,682.16

\$35,000.00

\$0.00

\$0.00

To Date

\$2,473,063.94

\$2,473,063.94

\$292,085.71

\$1,193,716.42

\$222,682.16

\$35,000.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$35,000.00
Limit on Public Services	\$370,959.60	\$0.00
Limit on Admin/Planning	\$247,306.40	\$6,888.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

To date the Augusta Richmond County NSP projects are progressing. Several projects are underway and several activities now have funds expended. However, as noted throughout the activities for this report, the QPR for April through June did not trigger a request for additional comments. Therefore, some activities such as those noted with expenditures of funding for this quarter, reflect expenditures for the previous quarter as well. The progress of the department can be summarized as follows: 1) There have been acquisitions of eight (8) vacant lots with plans of redevelopment for sale. This project will provide stability to a previously stable neighborhood now suffering from a foreclosed new construction project of a private business owner. The development project will consist of no less than two phases to prevent the oversaturation of the area with property that has not sold and involves the partnering of expertise and funding on a 50% match by a for-profit construction company. This project was acquired in August 2009 and will include on-going discussions throughout this QPR period to finalize architectural design and marketing plans. 2) Also, negotiations have begun for future acquisitions to allocate the twenty-five percent (25%) set aside for low-income households. This project, if successful will allow for a mixed income and mixed used site to be constructed in an area of major blight and abandonment with NSP1 funds contributing less than 40% of the total development cost. However, the intrinsic reward for the City of Augusta is the establishment of a mixed community of seniors, working people, and students comingling along socio-economic lines including income, educational level, race and age. 3) There has also been a foreclosed property acquired through a joint venture with a for-profit partner (Wells Fargo Bank through the Wachovia Foundation) that will be rehabilitated for sale to a low-income family. The property was a HUD foreclosure acquired for rehabilitation as part of the Team Member Volunteer Program grant awarded to the city in June 2009 for \$35,000.00. With the partnering of very little NSP1 funding to support the non-federal grant received, the property can be renovated to include an additional bedroom to better accommodate a practical family size (3 beds, 2 baths) and provide for a more adequate kitchen space. The Wells Fargo grant was received during the quarter, again received in June 2009, but no match of NSP1 funding had been negotiated and to date no NSP1 funding has been expended on this project. However the property does meet eligible use as a foreclosed home with major blight and is in a target zip code. 4) Lastly, plans for usage of the subsidy funding (financing mechanisms) are underway with qualified buyers who have already completed eight hours of homebuyer education desiring to purchase foreclosed homes in targeted zip codes.

Project Summary

Project #, Project Title

This Report Period		To Date	
Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

221073117-5211119/408450-5444112-2, Development of Rental	\$0.00	\$0.00	\$859,572.00	\$0.00
221073117-5211119/408450-5444112-3, Land Bank	\$0.00	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-4, Financing mechanisms	\$0.00	\$0.00	\$100,000.00	\$0.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	\$0.00	\$0.00	\$0.00	\$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	\$0.00	\$215,794.16	\$1,168,697.46	\$215,794.16
221073117-5311111/408450-5311111-1, Administrative Salaries	\$15,813.20	\$63,818.35	\$212,680.46	\$63,818.35
221073117-5311111/408450-5311111-2, Administrative Training	\$0.00	\$6,964.43	\$12,613.22	\$6,964.43
221073117-5311111/408450-5311111-3, Administrative	(\$15,813.20)	\$1,572.77	\$9,362.30	\$1,572.77
221073117-5311111/408450-5311111-5, Administrative Rent	\$0.00	\$3,936.00	\$10,138.56	\$3,936.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 5

Activity Title: Administrative rent

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-5

Project Title:

Administrative Rent

Projected Start Date:

03/01/2008

Projected End Date:

09/02/2010

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$10,138.56
Total CDBG Program Funds Budgeted	N/A	\$10,138.56
Program Funds Drawdown	\$3,936.00	\$3,936.00
Obligated CDBG DR Funds	\$10,138.56	\$10,138.56
Expended CDBG DR Funds	\$6,888.00	\$6,888.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rent (\$422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

The \$422.44 entered as part of the Action Plan was an expectation of rent to be paid but is not reflective of the actual rent due monthly. Rent has been paid from NSP1 funding for office space used for new employees on the 3rd floor of 925 Laney Walker Blvd. Augusta, GA 30901 since May 2009 at a rate of \$984.00 per month. For the seven month period total expenditure of funds equals \$6,888.00.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	6
Activity Title:	Administrative Salaries

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-1

Project Title:

Administrative Salaries

Projected Start Date:

12/29/2008

Projected End Date:

09/12/2010

National Objective:

N/A

Responsible Organization:

AHCDD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$212,680.46
Total CDBG Program Funds Budgeted	N/A	\$212,680.46
Program Funds Drawdown	\$63,818.35	\$63,818.35
Obligated CDBG DR Funds	\$212,680.46	\$212,680.46
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Funding expended is a reflection of salaries paid for staff hired between December 2008 and January 2009 as funding could be used to back date expenses accumulated prior to grants being received in March 2009. Positions filled included an Administrative Assistant II position earning \$2,196.26 per month, a HERA Inspector position earning \$2,992.02 per month, and a HERA Manager position earning 3,673.41 per month. Although some of the funds showing as expended should have been included in the previous QPR covering April through June 2009, each quarter moving forward will include three months salary for each position.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	7
Activity Title:	Administrative Supplies/Equipment

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-3

Project Title:

Administrative Supplies/Equipment

Projected Start Date:

12/01/2008

Projected End Date:

09/02/2010

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$9,362.30
Total CDBG Program Funds Budgeted	N/A	\$9,362.30
Program Funds Drawdown	\$1,572.77	\$1,572.77
Obligated CDBG DR Funds	\$5,000.00	\$5,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Activity #7 includes the purchase of supplies for NSP1 team use, notices to the public of funds usage, reimbursements for the use of private vehicles for NSP1 related activities, and transcription services provided at public hearing as a matter of record. During the quarter these expenses have included all such items but as noted for each activity and in the Overall Progress Narrative, expenditures are a reflection of two QPR periods and not just this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 8

Activity Title: Training

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

221073117-5311111/408450-5311111-2

Project Title:

Administrative Training

Projected Start Date:

12/29/2008

Projected End Date:

12/31/2009

National Objective:

N/A

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$12,613.22

Total CDBG Program Funds Budgeted

N/A

\$12,613.22

Program Funds Drawdown

\$6,964.43

\$6,964.43

Obligated CDBG DR Funds

\$10,000.00

\$10,000.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Staff training (cost for travel, lodging, and incidentals)

Location Description:

Various throughout Georgia

Activity Progress Narrative:

As previously noted, the expenditures for all activities with funds expended are a reflection of two quarters of activity and two QPR periods. Also noted previously in Activity #7, Activity #8 is the inclusion of related items under one Action Plan activity name. Activity #8 includes staff training but also includes expenses related to travel and per diem for such trainings. During this quarterly period training has included travel to Atlanta, GA for the Administrative Assistant II and HERA Inspector on HOME & NSP Creative Housing and Revitalizing Neighborhoods Training, Atlanta, GA for the HERA Manager on Foreclosure/Impacted Neighborhoods, and the Housing and Community Development Director for U. S. HUD NSP training in Ft. Worth, Texas.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 9

Activity Title: acquisition/ rehab/ redevelopment

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

221073117-5211119/408450-5444112-6

Project Title:

Redevelopment of Foreclosures

Projected Start Date:

08/01/2009

Projected End Date:

02/28/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

AHCDD

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$955,897.40
Total CDBG Program Funds Budgeted	N/A	\$955,897.40
Program Funds Drawdown	\$215,794.16	\$215,794.16
Obligated CDBG DR Funds	\$955,897.40	\$955,897.40
Expended CDBG DR Funds	\$215,794.16	\$215,794.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction units and acquisition/rehab of existing developments for sale generating program income

Location Description:

Targeted zip codes

Activity Progress Narrative:

The acquisition of these eight (8) vacant and foreclosed lots allows for the department to maintain the stability of an existing neighborhood. The development project was a failed venture by a local contractor that would greatly depreciate housing values for this area. With the successful development and sale of these properties the neighborhood will see an increase in appraisal value barring future foreclosure of other projects sites held by this same company.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	8/20
# of housing units	0	0	0	0/0	0/0	0/20
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/5	0/15	0/20
# of Persons benefitting	0	0	0	0/20	0/60	0/80
# of Permanent Jobs Created	0	0	0	0/1	0/4	0/5
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/20
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
2890 Pepperdine Drive	Hephzibah	NA	30815
2891 Pepperdine Drive	Hephzibah	NA	30815
2893 Pepperdine Drive	Hephzibah	NA	30815
2898 Pepperdine Drive	Hephzibah	NA	30815
2901 pepperdine Drive	Hephzibah	NA	30815
2894 Pepperdine Drive	Hephzibah	NA	30815
2897 Pepperdine Drive	Hephzibah	NA	30815
2889 Pepperdine Drive	Hephzibah	NA	30815

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
