

Grantee: Richland County, SC

Grant: B-08-UN-45-0002

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-45-0002

Obligation Date:**Grantee Name:**

Richland County, SC

Award Date:**Grant Amount:**

\$2,221,859.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

Richland County NEIGHBORHOOD STABILIZATION PROGRAM (NSP) DRAFT SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN 2008 ANNUAL ACTION PLAN B. Distribution and Uses of Funds The NSP funds can be used for the following eligible areas: A. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; B. Purchase and rehabilitate homes and residential properties abandoned or foreclosed; C. Establish land banks for foreclosed homes; D. Demolish blighted structures; E. Redevelop demolished or vacant properties Allocation of Funds The RCCCD 2008 NSP allocation is \$2,221,859. Activities will include the purchase and redevelopment of foreclosed properties and financing mechanisms such as down payment and closing cost assistance to enable eligible homebuyers to purchase foreclosed properties. Funds may also be used to establish land banks for homes that have been foreclosed upon, to demolish blighted structures or redevelop demolished or vacant properties. The specific activities to be undertaken will be identified through the RFQ (Request for Qualifications) processes (to be described under Distribution of Funds later in this section of the Amendment) as well as local municipality set-asides. The RCCCD NSP amendment also provides the following attachments to support the areas of greatest need: Attachment A Richland County Foreclosed Properties for January August 2008 (Raw Source: Richland County Master in Equity) and Attachment B Richland County Estimated Foreclosure by Census Tract and Block Group (Source: HUD User.org <http://www.huduser.org/datasets/nsp.html>). Attachment C is a map of Richland County by zip code and other data layers. Attachment E shows data for initial foreclosures filings from RealtyTrac, HMDA Loan Originations, and First Quarter of 2008 Loan Delinquency Rates, Selected 2007 Data from the American Community Survey and Richland county mortgage statistic information. Finally, according to the SC State Housing Finance and Development Authority NSP Amendment, Attachment A, Richland County ranks #1 in estimated number of foreclosures with 4,579, #1 in total 90 day vacant residential addresses at 6,327 and #1 in total number of newer HMDA high cost loans between 2004-2007 at 12,353 loans. The vacant residential property ranking for the county is #5 in the State, with Horry County as #1. Distribution of Funds The RCCCD s RFP process may award funding to entities that comply with HUDs requirements for meeting the following: 1. In one of the areas identified as greatest need found in Attachments A and B; 2. Ability to meet the 18-month obligation requirements; 3. Ability to meet the four year expenditure requirements; and 4. Project/programs ability to stabilize neighborhoods at risk due to foreclosures or abandonment of properties that demonstrate local greatest need.

Recovery Needs:

G. NSP INFORMATION BY ACTIVITY

Activity # 1: NSP Set-Aside for 50% and below median income residents

(1) Activity Name: 50% and below median income residents- Special Target Populations

(2) Activity Types: All five NSP-eligible activities will be allowed under this program:

§2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for

low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance).

§2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation).

§2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition).

§2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction).

(3) National Objective: Low-Mod Housing, 50% and below Low-Mod Area Benefit

(4) Activity Description: This program will be available to benefit only persons who are 50% and below median income. Projects will be solicited from entities that will address this segment of the population, to include but not limited to: HIV/AIDS, Veterans-especially those who have recently served in Iraq and Afghanistan, permanent supportive housing. Applications will be reviewed and selected through the RFP process previously described. Applicants for funding will be required to provide data on local needs and market conditions and to demonstrate how proposed projects will address such needs. Projects will provide housing units for low to moderate income persons as defined in the NSP at or below 50% of area median income.

(5) Location Description: The RCCCD has identified pockets within Richland County noting the potential areas of greatest need found in Attachments A and B. Specific locations will be identified through the RFP process.

(6) Performance Measures: Using an estimated average of \$50,000 per unit, the RCCCD anticipates that this program may provide as many as 11 properties. To the extent that activities other than residential housing are proposed (demolition, redevelopment of demolished or vacant properties for commercial or industrial use), that number could be less.

(7) Total Budget: \$555,465.00

(8) Responsible Organization: Applicants will be selected through the RFQ process previously described by a pre-designated NSP committee. Local governments, nonprofit entities, local housing authorities and for-profit entities are eligible to apply but must meet the experience and capacity requirements outlined in the RFQ.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: March 1, 2013

(11) Specific Activity Requirements:

Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current appraised value.

Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose reasonable terms of financing to individual other property owners that NSP funds are provided to at the local level via the RFP process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 50% and below low- to moderate-income beneficiaries.

For housing related activities: The tenure of beneficiaries will include both rental and homeownership to be determined through the RFQ process.

The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment will be in keeping with the HOME Program recapture model which uses deferred, forgivable loans for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis.

Activity # 2: Richland County County-wide NSP Program

(1) Activity Name: Richland County County-wide NSP Program

2) Activity Types: All five NSP-eligible activities will be allowed under this program:

§2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance).

§2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation).

§2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition).

§2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction).

(3) National Objective: Low-Mod Housing at 120% LMMI

(4) Activity Description: This program will be available in the areas identified as areas of greatest need throughout Richland County. The minimum per recipient will be \$250,000 to any one recipient. Partnerships are encouraged, but contracts and monitoring will be made with the lead agency.

(5) Location Description: The RCCCD has identified pockets and areas within Richland County showing the areas of greatest need found in Attachments A and B. Specific locations will be identified through the RFQ process.

(6) Performance Measures: Using an estimated average of \$100,000 per unit, the RCCCD anticipates that this program may provide as many as 10 acquired and rehabilitated or redevelopment housing units.

(7) Total Budget: \$1,000,000.00

(8) Responsible Organization: Entities will be selected through the RFQ process previously described. Local governments, nonprofit entities, local housing authorities and for-profit entities are eligible to apply but must meet the experience and capacity requirements outlined in the RFQ.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: March 1, 2013

(11) Specific Activity Requirements:

Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value.

Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to proposed reasonable terms of financing to rent a rpyonr htNPfnsae provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries.

For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process.

The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis.

Activity #3: Target Neighborhoods Efforts Arthurtown and Ridgewood

(1) Activity Name: Targeted Neighborhood Revitalization Efforts

(2) Activity Type: 2) Activity Types: All five NSP-eligible activities will be allowed under this program:

§2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance).

§2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation).

§2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition).

§2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction).

(3) National Objective: Low-Mod Area Benefit

(4) Activity Description: This program will provide up to \$150,000 as a set-aside to work in tandem with Community Development Block Grant (CDBG) and HOME Investment Act (HOME) for current targeted areas of Arthurtown and Ridgewood.

Ridgewood is in Census Tract 106, Block Group 4, which ranks in the highest foreclosure priority as evidence on the chart, Attachment B and has over 71% LMMI. Arthurtown is in Census Tract 116.05 and has over 66% LMMI.

(5) Location Description: Ridgewood is in Census Tract 106, Block Group 4, It is located in the north Columbia area and sits along Monticello Road, between I-20 and Summit Avenue. Arthurtown is located in Census Tract 116.05. It is located south west of downtown Columbia, past the University of South Carolinas Williams-Brice Stadium.

(6) Performance Measures: The RCCCD anticipates the assistant for up to 5 homes assisted in tandem with CDBG and HOME funds in these targeted areas.

(7) Total Budget \$150,000.00

(8) Responsible Organization: The RCCCD will be the responsible organization as it folds this set-aside in with viable CDCs that are currently operating or pending operating in these areas.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date March 1, 2013

(11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value.

Forms of Assistance: Funds will be provided in the form of a grant to recipients.

Recipients will be allowed to receive reasonable terms of financing to rental property owners that NSP funds are provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries.

For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process.

The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis.

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Activity 4: Demolition Efforts

(1) Activity Name: Demolition Efforts

(2) Activity Type: §2301(c)(3)(D) Demolish blighted structures. (CDBG activity = clearance/demolition).

(3) National Objective: Low-Mod Area Benefit

(4) Activity Description: This program will provide up to \$150,000 to Richland County Planning and Development Services to demolish unsafe, abandoned and blighted housing throughout Richland County to protect public health and safety. To meet the Low-Mod Area Benefit national objective, such properties must be located in low-mod income areas (as defined by CDBG) and must demonstrate readiness when proposals are submitted to the Authority.

(5) Location Description: The Richland County Planning and Development Services Department has a listing of all county housing units within Richland County that are deemed by HUD's definition of blighted structures and meet the county's standards of unsafe for human habitation. Specific locations of properties will be identified through the RFP process previously described.

(6) Performance Measures: Because each demolition ranges between \$3,500 to \$5,000 per demolition, Richland County is anticipating between 42-30 demolitions

(7) Total Budget \$150,000.00

(8) Responsible Organization: The Richland County Planning and Development Services Department will take the lead on the demolitions of blighted structures and will report back to the Richland County Community Development Department

(9) Projected Start Date: March 1, 2009

(10) Projected End Date March 1, 2013

(11) Specific Activity Requirements: Not applicable (this is not an acquisition or housing activity).

Activity 5: Richland County City of Columbia Allocation

(1) Activity Name: Richland County & City of Columbia Allocation for Inner City Activity

2) Activity Types: All five NSP-eligible activities will be allowed under this program:

§2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance).

§2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation).

§2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition).

§2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction).

(3) National Objective: Low-Mod Housing at 120% LMMI

(4) Activity Description: This program will be available in the inner city of Columbia areas only as identified as areas of greatest need within the city of Columbia. A high area of greatest need fall within 29203 and 29204 zip codes. Partnerships are encouraged, but contracts and monitoring will be made with the lead agency.

(5) Location Description: The RCCCD has identified pockets and areas within the city of Columbia showing the areas of greatest need found in Attachments A and B, to include a concentration in zip codes 29203 and 29204. Specific locations will be identified through the RFQ process.

(6) Performance Measures: The City of Columbia is anticipating the application and approval of SC State NSP funding. It is anticipated the City will apply for

\$3 million in the Tier 1 State NSP initiatives program. Any State NSP will be leveraged with RCCCD NSP to address areas of greatest need. Using an estimated average of \$100,000 per unit, the RCCCD anticipates that this program may provide up to 32 acquired and rehabilitated or redevelopment housing units combined.

(7) Total Budget: \$144,209.00

(8) Responsible Organization: The City of Columbia Community Development Department will be the responsible lead organization and will report back to the Richland County Community Development Department

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: March 1, 2013

(11) Specific Activity Requirements:

Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value.

Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to proposed reasonable terms of financing to rental property owners that NSP funds are provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries.

For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process.

The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,221,859.00
Total CDBG Program Funds Budgeted	N/A	\$2,221,859.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$333,278.85	\$0.00
Limit on Admin/Planning	\$222,185.90	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Quarterly Performance Review &dash NSP1

From April 1, 2009 through June 30, 2009, Richland County Community Development Department (RCCDD) received submissions from our Request for Qualifications, formed a review panel, judged the submissions and made our awards.

RCCDD also completed a portion of the necessary steps, as directed by our HUD Regional Environmental Specialist, to move forward with approving properties for acquisition. We have attached a memo to our Broad Environmental to include the NSP activities in our initial Broad Environmental Assessment. Obviously, site specific assessments will need to be done and a Request for Release of Funds will be submitted to our HUD representative in a timely fashion.

Program Income:

The Subrecipient is allowed to retain Program income to use for RCCDD approved NSP eligible activities, with the understanding that these funds will be expended first prior to requesting additional funds from the RCCDD. All requests to utilize program income must be submitted in writing for approval. Six percent (6%) of program income funds can be used for eligible development fee.

Program Income: Program income is defined as gross income (revenue) received by the Subrecipient that is directly generated from the use of NSP funds. Program income includes, but is not limited to the following:

1. Proceeds received from the sale or long-term lease of real property;
2. Proceeds from the disposition of equipment purchased with NSP funds;
3. Gross income from real property that is used for rental; less incidentals cost (i.e. operating/replacement reserves, maintenance, vacancy, management fees, utilities etc.);
4. Payments of principal and interest on loans made with NSP funds;
5. Proceeds from the sale of loans made with NSP funds;
6. Proceeds from the sale of obligations secured by loans made with NSP funds;
7. Interest earned on program income pending its use; and
8. Recaptures on sales of homes pursuant to enforcement of NSP affordability requirements.

The Subrecipient agrees that no profit can be earned on the sale of abandoned or foreclosed home or residential property to individuals purchasing such units as their primary residence. The sale must be in an amount equal to or less than the cost to acquire, redevelop, or rehabilitate the home or property up to decent, safe and habitable condition.

Accounting & Record Keeping for Program Income: The receipt and expenditure of program income shall be recorded as part of the financial transactions of the grant program. The Subrecipient is responsible for ensuring that the required program records are maintained subject to 24 CFR 570.506(h). Subrecipients must meet the standards for financial management systems of 24 CFR Part 85.20 or 24 CFR 570.504, as applicable. Subrecipients must maintain records which adequately identify the source and application of NSP program income as part of the financial transactions of their NSP program.

2. The Subrecipient must have a financial management system that enables them to track program income receivable.
3. Payment of funds must be paid out of the Subrecipient's NSP program income account before additional drawdown can be made from this or other NSP awards.
4. The accumulation of program income for the purpose of funding an entire project, or for any other purposes is prohibited.
5. Upon expiration of this agreement the Subrecipient agrees to return any program income on hand (accounts receivable).

At the end of the program year, the RCCDD may require remittance of all or part of any program income balances (including investments thereof) held by the Subrecipient (except those needed for immediate cash needs). Any program income on hand when the agreement expires shall be repaid to the RCCDD as required by 570.503(b).

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
Acquisition/Rehab, Acquisition/Rehabilitation	\$1,000,000.00	\$0.00	\$1,000,000.00	\$0.00
Acquisition/Rehab - 25%, Acquisition and Rehab - 25% set aside	\$555,465.00	\$0.00	\$555,465.00	\$0.00
Acquisition/Rehab, Acquisition/Rehabilitation - Neighborhood	\$150,000.00	\$0.00	\$150,000.00	\$0.00
Admin, Administration	\$222,185.00	\$0.00	\$222,185.00	\$0.00

Aquisition/Rehab - COC, Aquisition and Rehabilitation - City of	\$144,209.00	\$0.00	\$144,209.00	\$0.00
Demo, Demolition of Blighted Structures	\$150,000.00	\$0.00	\$150,000.00	\$0.00

Activities

Grantee Activity Number:	NSP-I-031609-01
Activity Title:	Rehabilitation - 25%

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Acquisition/Rehab - 25%

Project Title:

Acquisition and Rehab - 25% set aside

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Richland County Government

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$555,465.00
Total CDBG Program Funds Budgeted	N/A	\$555,465.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

We are currently working with Santee Lynches CDC to construct our contract. They have been selected as the solitary recipient of the designated 25% allocation for 50%/below median income.

Location Description:

Zip Codes of 29229 and 29223. These areas have been chosen based on the high rate of foreclosure, high percentage of subprime mortgage loans and the likelihood of continued foreclosure activity.

Activity Progress Narrative:

Activity NSP-I-031609-01: 25% Set Aside

Description: A twenty-five percent (25%) portion of NSP1 funding has been set aside to benefit the segment of the population who is fifty percent (50%) or below median income. These funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed in the unincorporated areas of Richland County.

Subrecipient: Santee-Lynches Community Development Corporation (SLCDC)

Award Amount: Five Hundred Fifty-five Thousand, Four Hundred Sixty-five dollars (\$555,465.00)

Progress: RCCDD has signed a contract with SLCDC for the management of this portion of NSP work. Their intent is to acquire and rehabilitate four (4) properties with this funding to be used as rental housing.

The following have received the following from SLCDC:

- W-9
- Partnership Agreement (with Community Assistance Provider, Inc)
- Copy of 504 Plan
- Affirmative Marketing Plan
- List of Potential Homebuyers/Tenants
- Section 3 Plan

- Program Proforma

It is important to note that no housing counseling plan is needed due to the fact that their program is rental, not for sale. SLCDC has requested approval to investigate three (3) properties thus far. This is a form the subrecipients are required to fill out and submit to RCCDD prior to placing an offer on a property. Necessary information includes location, photos, rehabilitation estimate, age of the home, and a statement that the home is in foreclosure. SLCDC is now moving forward with more of their due diligence, including the site specific environmental assessment on each property. After the Site Specific Environmental is complete, RCCDD will send a Request for Release of Funds to our State HUD Representative.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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: NSP-I-031609-02

Activity Title: Rehabilitation - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Acquisition/Rehab

Project Title:

Acquisition/Rehabilitation

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Richland County Government

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

We have decided to fund two developers for this allocation of funds. Santee Lynches Community Development Corporation will receive \$562,705.00 to acquire, rehabilitate, and rent single family homes to LMMI residents in the unincorporated portions of Richland County. Columbia Housing Authority will receive \$437,295.00 to acquire, rehabilitate, and sell single family homes to LMMI residents in the unincorporated portions of Richland County.

Location Description:

Unincorporated portions of Richland County. Focus is on areas that have the highest rates of foreclosure and are experiencing continued abandonment, vacancy and foreclosure.

Activity Progress Narrative:

Activity NSP-I-031609-02: County-wide

Description: This activity addresses Richland County on a county-wide basis. These efforts will address the highest need of concentration of foreclosure, sub prime lending, and delinquencies. These funds, One Million dollars (\$1,000,000.00), will be used to acquire and rehabilitate homes and residential properties that have been abandoned or foreclosed in the unincorporated areas of Richland County.

Award and Subrecipient Information:

Neighborhood Improvement Program of Richland County: \$438,170.70

Columbia Housing Authority: \$317,294.30

Santee-Lynches Community Development Corporation: \$244,535.00

Progress:

Neighborhood Improvement Program: The Neighborhood Improvement Program (NIP) of Richland County has been awarded Four Hundred Thirty-eight Thousand, One Hundred Seventy dollars and Seventy cents (\$438,170.70) for the acquisition and rehabilitation of three (3) foreclosed homes throughout the unincorporated portions of Richland County. The areas NIP will be focusing on are the Decker Boulevard, Broad River Road, Dutch Square, and Piney Grove Road. More information on the Richland County Planning Department's Neighborhood Improvement Program can be found at:

<http://www.richlandonline.com/departments/Planning/NeighborhoodPlanning.asp>

The following have been received from the Neighborhood Improvement Program of Richland County:

- W-9
- Program Proforma
- Skeleton of Individual Property Budget
- Copy of 504 Plan

- Affirmative Marketing Plan
- List of Potential Homebuyers/Tenants
- Section 3 Plan
- Homebuyer Counseling Plan

Columbia Housing Authority: Columbia Housing Authority (CHA) has been awarded Three Hundred Seventeen Thousand, Two Hundred Ninety-four dollars and Thirty cents (\$317, 294.30) for the acquisition and rehabilitation of foreclosed homes throughout the unincorporated portions of Richland County. The basis of the CHA plan is to purchase four (4) foreclosed HUD homes, rehabilitate them, and resell them. They are in the process of getting the information on these homes to RCCDD for approval before they put an option on them. They will then complete the site specific environmental assessment. The following have received the following from Columbia Housing Authority:

- W-9
- Program Proforma
- Individual Property Budget
- Copy of 504 Plan
- Affirmative Marketing Plan
- List of Potential Homebuyers/Tenants
- Section 3 Plan
- Homebuyer Counseling Plan

Santee-Lynches Community Development Corporation: Santee-Lynches Community Development Corporation has been awarded Two Hundred Forty-four Thousand, Five Hundred Thirty-five dollars (\$244,535.00) for the acquisition and rehabilitation of foreclosed homes throughout the unincorporated portions of Richland County. The intent of SLCDC is to acquire and rehabilitate two (2) properties with this funding to be used as rental housing. The following have received the following from Santee-Lynches:

- W-9
- Partnership Agreement (with Community Assistance Provider, Inc)
- Copy of 504 Plan
- Affirmative Marketing Plan
- List of Potential Homebuyers/Tenants
- Section 3 Plan
- Program Proforma

It is important to note that no housing counseling plan is needed due to the fact that their program is rental, not for sale.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program (NSP)	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: NSP-I-031609-03

Activity Title: Rehabilitation - Neighborhood Revitalization

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Acquisition/Rehab

Project Title:

Acquisition/Rehabilitation - Neighborhood Revitalization

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Richland County Government

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

Location Description:

These funds will be designated to be used in either/or Aurthurtown or Ridgewood to assist in our Neighborhood Revitalization (CDBG) efforts in those communities.

Activity Progress Narrative:

Activity NSP-I-031609-03: Neighborhood Revitalization

Description: This portion of funds is a set aside that will be used to assist in the Neighborhood Revitalization Efforts in Arthurtown and Ridgewood to include the redevelopment of two residential single family homes. The vacant lots are in the process of being acquired by the RCCDD Neighborhood Revitalization program, with the use of CDBG-R funds.

Responsible Party: Richland County Community Development Department &dash Neighborhood Revitalization Program. The funds and activities will be managed by Jocelyn Jennings.

Award Amount: One Hundred Fifty Thousand dollars (\$150,000.00)

Progress: NSP1 eligible uses have been explained to the responsible party at RCCDD and a determination of the use of funds has been made. Other discussion points have been: timeline of obligation/usage of funds, reporting requirements, directions for requesting funds, and discount purchase requirement, among other details. A formal plan from Ms. Jennings is expected by August 30, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program (NSP)	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NSP-I-031609-04
Activity Title:	Demolition - Unsafe Housing - RC planning

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

Demo

Project Title:

Demolition of Blighted Structures

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Richland County Planning and Development Services

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

These efforts will be focused on demolition of unsafe, abandoned housing units throughout unincorporated Richland County.

Location Description:**Activity Progress Narrative:**

Activity NSP-I-031609-04: Demolition Efforts

Description: This portion of funds will be used to demolish unsafe, abandoned blighted structures throughout the unincorporated portions of Richland County.

Subrecipient: Richland County Unsafe Housing Department

Award Amount: One Hundred Fifty Thousand dollars (\$150,000.00)

Progress: We have signed a Memorandum of Agreement with the Richland County Unsafe Housing Department, awarding the department One Hundred Fifty Thousand dollars (\$150,000.00) for this use. Unsafe Housing will submit a formal plan for the use of these funds to Richland County Community Development by August 30, 2009. They have submitted a tentative list of priority homes they are targeting, along with the budget for those homes. The list is below.

Addresses:

- 33 Breazio Road
- 529 Calvary

- 1531 Congaree Road
- 438 Dubard Boyle
- 410 Dubard Boyle
- 224 Dubard Boyle
- 316 Everett
- 117 George Robertson Road
- 2205 Joe Frazier
- 121 Mallard
- 410 Meeting House Road
- 9051 Monticello
- 1410 Red Ridge
- 118 Sidetrack
- 129 Thrush Street
- 138 Woodvale
- 1339 Boston
- 6238 Fairfield Road
- 10340 Farrow Road
- 126 Sidetrack
- 1354 Whistle Top

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program (NSP)	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: NSP-I-031609-05
Activity Title: Rehab - City of Columbia

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 Aquisition/Rehab - COC

Project Title:
 Aquisition and Rehabilitation - City of Columbia

Projected Start Date:
 03/16/2009

Projected End Date:
 03/16/2013

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Columbia

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$144,209.00
Total CDBG Program Funds Budgeted	N/A	\$144,209.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

A City of Columbia set-aside to work with Community Development Corporations in the areas of highest concentration for foreclosure, sub prime lending and delinquencies. The set-aside is based upon an elevated level of foreclosures within the inner city census tracts. The City of Columbia Community Development Department will oversee this effort.

Location Description:

Activity Progress Narrative:

Activity NSP-I-031609-05: City of Columbia Set-Aside
 Description: This portion of funds is a set aside that has been awarded to the City of Columbia to be used for rehabilitation or reconstruction of residential single family homes within the City limits of Columbia.
 Subrecipient: City of Columbia Community Development Department
 Progress: We have given the City of Columbia a Memorandum of Agreement, signed by our County Administrator, for their review and signature. The total award amount is One Hundred Forty-Four Thousand, Two Hundred Nine dollars (\$144,209.00). Per this agreement, the City of Columbia will be required to submit a formal plan for the use of these funds to Richland County Community Development by August 30, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program (NSP)	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NSP-I-031609-06
Activity Title:	Administrative Costs Associated with NSP I

Activity Category:

Administration

Activity Status:

Planned

Project Number:

Admin

Project Title:

Administration

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

National Objective:

N/A

Responsible Organization:

Richland County Government

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$222,185.00
Total CDBG Program Funds Budgeted	N/A	\$222,185.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

For Administrative Costs Associated with NSP Round I funds

Location Description:

Richland County Government

Activity Progress Narrative:

Of the NSP1 funding, 10% of it may be used for administration of the grant. This money will be used, by Richland County Community Development, for several different purposes (all related to and necessary for NSP) including: hiring a new employee to manage NSP; necessary and relevant training; and equipment and supplies.

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
Neighborhood Stabilization Program (NSP)	\$0.00
Total Other Funding Sources	\$0.00
