Grantee: Richland County, SC

Grant: B-08-UN-45-0002

July 1, 2009 thru September 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-seconds, 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 indivnd 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-seconds, 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 renta rpryonr 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 Revitialization 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-seconds, 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 granttoreipens.
ecpint wllbealowd o roosed 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 Countys
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 HUDs definition of blighted structures and meet the countys standards of unsafe for human inhabitance. 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-seconds, 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	$22.73
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:

Shortly after the beginning of the 3rd quarter, Richland County Community Development learned that one of our sub-recipients (Richland County Neighborhood Improvement Program) would not be able to accept their award. We quickly changed gears, called our other two partners and re-awarded those funds to them after a quick request for proposals. Columbia Housing Authority (CHA) was awarded an additional $120,000.70, bringing their total allocation in Activity NSP-I-031609-01: Rehabilitation &ndash LMMI up to $437,295.00. Santee-Lynches Community Development Corporation (SLCDC) was awarded an additional $318,170.00, bringing their total allocation in Activity NSP-I-031609-01: Rehabilitation &ndash LMMI up to $562,705.00. New contracts have been signed by all parties. This contract also defines SLCDC and CHA as developers. This change was brought about by the need for a faster pace program considering the federal time limits on commitment and expenditure of funds.

Richland County Community Development is currently working on a restrictive covenant to be placed on all properties that will protect the affordability of the subject property for the required tenure as stated in our Substantial Amendment. These affordability restrictions are based on HOME affordability requirements. For your convenience, they are below:

NSP FUNDS PROVIDED
AFFORDABILITY PERIOD
<$15,000
>$15,000 - $40,000
>>$40,000
5 years (Forgiven 20% each year)
>10 years (Forgiven 10% each year)
>15 years

RCCD is constantly working with our partners, both public and non-profit, to make the Richland County NSP program a more functionally efficient process. We are continually receiving property approval forms, site-specific environmental forms, and closing documentation. We are looking forward to the next stage of the program, where we will be walking the properties, starting the construction work, and placing deserving beneficiaries in these homes.

Committed funds:
NSP-1-031609-01: Rehabilitation -25%: $448,121.51
NSP-1-031609-02: Rehabilitation &ndash LMMI: $386,338.77
NSP-1-031609-03: Rehabilitation &ndash Neighborhood Revitalization: $0.00
NSP-1-031609-04: Demolition &ndash Unsafe Housing: $150,000
NSP-1-031609-05: Rehabilitation &ndash City of Columbia: $95,000
NSP-1-031609-06: Administrative Costs: $222,185.00

Total Committed Funds: $1,301,645.20

Percent Funds Committed: 58.54%

Total Funds Expended: $0.00

Please see individual activity narratives for specific information regarding each activity.

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	$0.00	$0.00	$1,000,000.00	$0.00
Acquisition/Rehab - 25%, Acquisition and Rehab - 25% set aside	$0.00	$0.00	$555,465.00	$0.00
Acquistion/Rehab, Acquisition/Rehabilitation - Neighborhood	$0.00	$0.00	$150,000.00	$0.00
Admin, Administration	$0.00	$0.00	$222,185.00	$0.00
Aquisition/Rehab - COC, Aquisition and Rehabilitation - City of	$0.00	$0.00	$144,209.00	$0.00

Demo, Demolition of Blighted Structures	$0.00	$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	Jul 1 thru Sep 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:

Santee Lynches Community Development Corporation (SLCDC) has been awarded the entire 25% set-aside for those 50% and below median income for our area.

Thus far, we have accomplished the following:

- Signed contract establishing the relationship between Richland County Community Development (RCCD) and SLCDC. This contract defines SLCDC as a developer and also details the obligations and expectations of SLCDC, given they are recipients of federal funds (please contact me if you would like a copy of this contract to review).
- SLCDC has closed on the following properties:
  - 133 Windridge Road: below is a listing of the information received to date
    - Appraisal ($115,000.00)
    - HUD Settlement Statement from the closing ($94,500.00 sales price)
    - Request for payment from the acquisition ($96,274.00)
    - Purchase discount (18%)
    - Site-specific environmental review
  - 107 Elders Pond Drive: below is a listing of the information received to date
    - Appraisal ($112,000.00)

    - HUD Settlement Statement from the closing ($94,900.00 sales price)
    - Request for payment from the acquisition ($97,157.75)
    - Purchase discount (15%)
    - Site-specific environmental review
  - 19 Wheatstone Court: below is a listing of the information received to date
    - Appraisal ($115,000.00)
    - HUD Settlement Statement from the closing ($99,275.00 sales price)
    - Request for payment from the acquisition ($101,789.76)
    - Purchase discount (14%)
    - Site-specific environmental review
- SLCDC has contracts on the following properties:
  - 106 Elders Pond Drive
  - 9 Brookfield Heights
- SLCDC is also consistently screening tenants and preparing the end-use stage of this program.
- Total funds committed at this point: $448,121.51 of $555,465 - 80.68% committed.

During the fourth quarter, we intend to accomplish the following:

- Payment of the following requisitions:
  - 133 Windridge Road
    - Acquisition: $96,274.00
  - 107 Elders Pond Drive
    - Acquisition: $97,157.75
  - 19 Wheatstone Court
    - Acquisition: $101,789.76
- RCCD to tour the three homes that have been closed (listed above), with work write-up to review anticipated work and take &ldquobefore&rdquo photos.
- SLCDC to begin rehabilitation work on properties that have been closed. (If you would like to see our policies and procedures for NSP rehabilitation inspections, please let me know)
- SLCDC will close on two properties:
  - 106 Elders Pond Drive
  - 9 Brookfield Heights
- RCCD will receive the respective appraisals, site-specific environmental reviews, HUD settlement statements, and acquisition requisitions for two remaining properties left to close (listed above).
- Minimum anticipated expenditure in this portion of our NSP program by next QPR is $295,221.51

Performance Measures

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

Activity Locations

Address	City	State	Zip
106 Elders Pond Road	Columbia	NA	29229
107 Elders Pond Road	Columbia	NA	29229
133 Windridge Road	Columbia	NA	29223
9 Brookfield Heights	Columbia	NA	29223
19 Wheatstone Court	Columbia	NA	29229

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

Activitiy 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	Jul 1 thru Sep 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 forclosure and are experiencing continued abandonment, vacancy and foreclosure.

Activity Progress Narrative:

Two non-profit developers have been awarded these NSP funds to acquire, rehabilitate, and resell/rent foreclosed single family homes throughout the unincorporated portions of Richland County.

Thus far, we have accomplished the following:

- Signed contracts establishing the relationship between Richland County Community Development (RCCD) and Santee-Lynches Community Development Corporation (SLCDC), and between RCCD and Columbia Housing Authority (CHA). This contract defines SLCDC and CHA as developers and also details the obligations and expectations of SLCDC and CHA, given they are recipients of federal funds (please contact me if you would like a copies of these contracts to review).
- SLCDC has been awarded $622,705.00 from this portion of the Richland County NSP grant, which is to be used on houses in the 29229 and 29223 zip codes, as well as a portion to be used in the Decker Boulevard Neighborhood Improvement Program Area (a Richland County Planning Program). Please contact me if you would like a map of the Neighborhood Improvement program area.
- SLCDC has closed on the following properties:
  - 9 Pennridge Court below is a listing of the information received to date
    - Appraisal ($102,000)
    - HUD Settlement Statement from the closing ($77,900 sales price)
    - Request for payment from the acquisition ($79,155.27)
    - Purchase discount (24%)
    - Site-specific environmental review
  - 18 Autumn Run Way below is a listing of the information received to date
    - Appraisal ($95,000)

- HUD Settlement Statement from the closing ($79,175 sales price)
- Request for payment from the acquisition ($80,533.50)
- Purchase discount (17%)
- Site-specific environmental review

- SLCDC has a contract on the following property:
  - 1706 Fairlamb Avenue
  - SLCDC has a minimum of one more property to acquire under this activity.
- CHA has been awarded $377,295 from this portion of the Richland County NSP grant, which is to be used in the 29223 zip code, as well as a portion to be used in the Crane Creek Neighborhood Improvement Program Area (a Richland County Planning Program). Please contact me if you would like a map of the Crane Creek Neighborhood Improvement Program Area.
- CHA has contracts pending on four properties (all in 29223)
  - 1602 Conestoga Circle
  - Moody View Court
  - 111 Jaybird Lane
  - 534 Seton Hall Drive
- RCCD has received the following on the above CHA properties
  - Appraisals
  - Initial work write-ups
  - Site-specific environmental reviews
- RCCD reviewed the sales contract that would be used between CHA and HUD for the acquisition of the properties
- Confirmed situation regarding HUD-assisted tenants currently occupying the properties CHA is acquiring.
  - Because they are living in HUD assisted properties, they are not entitled to full payment under URA; they are only entitled to be relocated to other HUD assisted housing, such as CHA public housing units or with a Section 8 Voucher, both of which CHA could offer them at no additional cost to CHA. Of course, that is only needed in the event the occupants don&rsquot buy the houses they are in, which most have indicated a desire to do.
- Total funds committed at this point: $386,338.77 of $1,000,000 &ndash 38.63% committed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	6/8

Activity Locations

Address	City	State	Zip
814 Sutter Mill Road	Columbia	NA	29223
18 Autumn Run Way	Columbia	NA	29229
4 Moody View Court	Columbia	NA	29223
111 Jaybird Lane	Columbia	NA	29223
534 Seton Hall	Columbia	NA	29223
9 Pennridge Court	Columbia	NA	29229

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**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
Acquistion/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	Jul 1 thru Sep 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:

This is a $150,000 set-aside for the Richland County Community Development Neighborhood Revitalization Program. The NSP funds will be used in the construction of two single family residences in the Ridgewood neighborhood. The two lots that will be purchased using other funds, once housed single family residences. In our research in determining if this use is eligible under NSP, we determined the following: per CPD Notice 07-08 p6. and the NSP FAQ on HUD.gov, this activity is eligible for the use of NSP funds and falls under Eligible Use B.

The Request for Qualifications (RFQ) for Affordable Housing Developer will be submitted to Richland County Procurement Department on 10/28/29 with the expectation of being advertised November 6, 2009. Qualifications will be received through December 11, 2009. This RFQ process will establish a list of qualified housing developers for Richland County. Among those received, three will be invited to submit a proposal to act as developer and manager for the construction of the two single family homes. These will be resold to families/individuals that are below 120% median income.

Total funds committed at this point: 0% committed

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

Address	City	State	Zip
806 Dartmouth Avenue	Columbia	NA	29203
814 Dixie Avenue	Columbia	NA	29203

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**

Activitiy 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	Jul 1 thru Sep 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:

The Richland County Unsafe Housing Department (RCUHD) has been awarded $150,000.00 in Richland County NSP funds to demolish abandoned, severely blighted structures throughout the unincorporated portions of Richland County. Every property selected must be considered a danger to public health and safety, per HUD and per Richland County Unsafe Housing Policy. Thus far, RCUHD has removed five (5) structures and requested payment on all five of them. Due to an internal accounting system change, we have been unable to process four of the five payments. We intend to have the problem resolved and payment issued within the next two weeks.

Total funds committed at this point: $150,000 &ndash 100% committed

Properties Removed to Date:
316 Everett Street ($4250.00)
2205 Joe Frazier Court ($2800.00)
308 Beaver Dale Drive ($3974.00)
121 Mallard Road ($1825.00)
117 George Robertson Road ($4700.00)

Target Properties:
119-33 Breazio Road
529 Calvary Drive
1531 Congaree Road
438 Dubard Boyle Road
410 Dubard Boyle Road
224 Dubard Boyle Road
410 Meeting House Road
9051 Monticello Road

118 Sidetrack
129 Thrush Street
1339 Boston
6238 Fairfield Road
10340 Farrow Road
126 Sidetrack
1354 Whistle Top
107 Dawning Lane
4217 Mountain Drive
3909 Clive Street
8402 Winnsboro
1808 Carter Street
1010 Eastman Street
123 Pickett Hill
38 Shoreline Drive

In the upcoming 4th quarter, we intend to continue with the demolition of the target properties listed above. We are expecting to demolish a minimum of 10 houses within the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/2

Activity Locations

Address	City	State	Zip
316 Everett Street	Columbia	NA	29223
2205 Joe Frazier Court	Columbia	NA	29209
308 Beaver Dale Drive	Columbia	NA	29203
121 Mallard Road	Hopkins	NA	29061
117 George Robertson Road	Blythewood	NA	29016

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

Activitiy 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	Jul 1 thru Sep 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:

This is a $144,209.00 set aside for the City of Columbia (CoC), which is an incorporated portion of Richland County. CoC will be acquiring, rehabilitating, and then reselling one single family residence. They have put in an offer a home at 5 North Silas Brook Court for $95,000 and are expected to close in the 4th quarter of this year (4Q-2009). RCCD has received their site-specific environmental review for this property. A noise trigger was initiated and has since been resolved. In consultation with our regional Environmental Specialist, we have determined that since this is a rehabilitation project and the scope of work does not include any noise abatement measures, no noise abatement will be deem necessary on this project. Total funds committed at this point: $95,000 of $144,209 &ndash 65.88% committed.

We will accomplish the following in the 4th quarter of 2009:
- CoC to close on property (October 30, 2009)
- CoC to prepare work write-up on property
- RCCD to walk property with CoC and work write-up, take before photos of the work to be done.
- CoC to submit appraisal, HUD Settlement Statement
- CoC to submit request for payment to RCCD for the acquisition of the home based on the receipt of the appraisal and HUD Settlement Statement.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/2

Activity Locations

Address	City	State	Zip
5 North Silas Brook Court	Columbia	NA	29203

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**

Activitiy 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	Jul 1 thru Sep 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:

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