

**Grantee: Savannah, GA**

**Grant: B-08-MN-13-0004**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-13-0004

**Grantee Name:**

Savannah, GA

**Grant Amount:**

\$2,038,631.00

**Grant Status:**

Active

**QPR Contact:**

Dwayne Bailey

**Disasters:****Declaration Number**

NSP

**Plan Description:****Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

**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

\$128,350.57

\$128,350.57

\$138,415.60

\$0.00

\$0.00

\$0.00

**To Date**

\$2,038,630.00

\$2,038,630.00

\$128,350.57

\$128,350.57

\$229,825.07

\$0.00

\$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	\$0.00
Limit on Public Services	\$305,794.65	\$0.00
Limit on Admin/Planning	\$203,863.10	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

NSP- In the Fourth quarter of 2009, the City of Savannah increased its efforts to acquire NSP-eligible properties through its purchasing agent, the Chatham County/City of Savannah Land Bank Authority (LBA). Over the course of the quarter, strategy meetings were held to focus the City's attention toward expending the funds in the best manner possible. As a result, the Land Bank Authority will take the lead in issuing an RFP to solicit a qualified housing developer to provide permanent (rental or owner-occupied) housing. A single contract will be awarded by the Land Bank Authority to assist households with incomes at or below 50% of area median income.

Also during the quarter, commitment letters were issued from the City of Savannah to Community Housing Services Agency (CHSA Development, Inc.), a local non-profit housing developer, for the demolition and development of three new houses on Richard Street located in the designated area of greatest need. We anticipate expending \$409,316 under the demolition and acquisition activities during the first half of 2010. The majority of the demolition funds will be drawn down by March 31, 2010. A portion of the balance (\$269,316) will be fully drawn down by June 30, 2010.

The Land Bank Authority (LBA) identified and pursued the acquisition of 15 properties using NSP funds, of which 4 were successfully acquired. The following properties acquired during the period ending 12/31/2009 are in the designated area of greatest need:

000 Bates Street	CT	45
519 West 60th Street	CT	34
105 Alfred Street	CT	106.04
107 Alfred Street	CT	106.04

The Land Bank continues to use Real Estate Multi-Listing, Municipal Tax Sales, and Realtors on MLS listed properties held by area banking institutions for acquiring eligible properties.

In an effort to commit funding in the most effective manner, the City of Savannah will make adjustments during the first quarter of 2010 to the following accounts which contain expenditures for properties previously purchased during the quarter ending September 30, 2009:

Property	Transferred From	Transferred To	Acquisition Costs
619 West 31st Street	227-3150 ES101	227-3154 ES105	\$36,143.86
2099 Patch Street	227-3150 ES101	227-3154 ES105	\$12,952.12

0000 Hamilton	227-3152 ES103	227-3155 ES106	\$7,000.00
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Properties purchased during the quarter ending December 31, 2009, will be transferred to the following accounts during the first quarter of 2010:

Property	Transferred From	Transferred To	Acquisition Costs
105 Alfred Street	227-3152 ES103	227-3154 ES105	\$21,760.00
107 Alfred Street	227-3152 ES103	227-3154 ES105	\$55,987.00

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, NSP Acquisition and Rehab	\$58,236.98	\$500,000.00	\$58,236.98
002, NSP Redevelop and Demolish Vacant Property	\$70,113.59	\$538,631.00	\$70,113.59
003, NSP Land Bank	\$0.00	\$500,000.00	\$0.00
004, NSP Demolish Blighted Structures	\$0.00	\$500,000.00	\$0.00
005, NSP Administration	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 227-3150

**Activity Title:** NSP Acquisition and Rehab

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

001

**Project Title:**

NSP Acquisition and Rehab

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Savannah Housing Department

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$308,700.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$308,700.00
<b>Program Funds Drawdown</b>	\$22,727.50	\$22,727.50
<b>Obligated CDBG DR Funds</b>	\$100,546.28	\$100,546.28
<b>Expended CDBG DR Funds</b>	\$31,941.10	\$101,546.28
City of Savannah Housing Department	\$31,941.10	\$101,546.28
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity will be used to purchase and rehabilitate homes and residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 120% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. NSP funds will be used to purchase and rehabilitate homes and residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 120% or less of the Area Median Income. At least \$255,000 of the \$500,000 NSP funds budgeted for this activity will be used to acquire and rehabilitate housing that will be rented or sold to households with incomes that do not exceed 50% of Area Median Income. This allocation will go toward meeting the NSP requirement that 25% of NSP funds are used to provide housing for households with incomes that do not exceed 50% of Area Median Income. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity.

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Progress Narrative:**

During the fourth quarter of 2009, Land Bank Authority (LBA) identified and pursued the acquisition of 15 properties using NSP funds. One of the 15 properties targeted was successfully acquired and charged to this activity. As purchasing agent for the City, the Land Bank consulted with the City's Housing Department regarding the acquisition of these properties as possible low cost rehabilitation options. The repairs associated with the properties acquired were estimated to be less than \$10,000. However, a portion of the properties acquired had estimated repair costs which revealed that rehabilitation would not have been the most cost effective option. In many instances, targeted properties were acquired to supplement development already underway in many of the target neighborhoods. The following properties were acquired during the fourth quarter under activity number 227-3150:

000 Bates Street CT 45

The Land Bank Authority issued an RFP to solicit proposals from developers willing to purchase two severely dilapidated single family homes. The proposal package offered interested developers the option of rehabilitating the property or demolishing the

existing structures to make way for new construction. Three proposals were received. All of the developers opted to demolish the existing structure to build new affordable housing on the site. Transfer of the title to the winning developer is pending.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	4/7
# of housing units	0	0	0	0/0	0/0	0/7
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/7	0/7
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0

## Activity Locations

Address	City	State	Zip
000 Bates Street	Savannah	NA	31405

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>227-3151</b>
<b>Activity Title:</b>	<b>NSP Redevelop Demolished or Vacant Properties</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

002

**Project Title:**

NSP Redevelop and Demolish Vacant Property

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Savannah Housing Department

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,001,676.00
Total CDBG Program Funds Budgeted	N/A	\$1,001,676.00
Program Funds Drawdown	\$70,113.59	\$70,113.59
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:**

This activity will be used to acquire vacant property and develop new infill housing and/or, where feasible, to rehabilitate existing vacant housing that will then be sold and/or rented to households earning 120% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. At least \$255,000 of the \$538,631 NSP funds budgeted for this activity will be used to provide housing to households with incomes below 50% of Area Median Income. This allocation will go toward meeting the NSP requirement that 25% of NSP funds are used to provide housing for households with incomes that do not exceed 50% of Area Median Income. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity.

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Progress Narrative:**

The City has committed to loan Community Housing Services Agency (CHSA Development, Inc.), a local non-profit housing developer, \$269,316 of NSP funds to help cover the cost of constructing three infill houses that will be sold to qualified home buyers. These houses will be constructed during the first half of 2010. They are being constructed on lots that once contained housing that has been demolished. As the houses sell to qualified buyers, the City anticipates recapturing a portion of these funds. The recaptured funds will be used to construct and sell additional houses on vacant property that once contained houses.

NSP funds were not expended during period ending 12/31/2009.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/12

# of Households benefitting	0	0	0	0/0	0/12	0/12
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## Activity Locations

Address	City	State	Zip
1214 Richards Steet	Savannah	NA	31405
1216 Richards Street	Savannah	NA	31405
1202 Richards Street	Savannah	NA	31405

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 227-3152

**Activity Title:** NSP Land Bank

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

003

**Projected Start Date:**

03/05/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Land Bank

**Projected End Date:**

03/04/2012

**Responsible Organization:**

Chatham County/City of Savannah Land Bank Authority

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$27,804.29	\$27,804.29
<b>Expended CDBG DR Funds</b>	\$106,474.50	\$128,278.79
Chatham County/City of Savannah Land Bank Authority	\$106,474.50	\$128,278.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Chatham County / City of Savannah Land Bank Authority (LBA) will be called upon by the City of Savannah to assemble, temporarily manage and dispose of vacant property for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. Any property acquired by the LBA must be sold within 10 years after it has been acquired and must be developed by its purchaser into affordable housing that is occupied by households earning 120% of Area Median Income and meeting other requirement of the NSP program. Properties sold by the LBA for affordable housing development must be developed following the long term affordability requirements established for the HOME program. These requirements will be enforced through various legal documents including loan agreements, promissory notes, deeds and/or other forms of deed restrictions. They will also be enforced through monitoring performed by the City of Savannah. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. Non-profit housing organizations and private developers are expected to assist the City and LBA in carrying out the housing development and/or rehabilitation portion of this activity once the property has been sold by the LBA.

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Progress Narrative:**

During the fourth quarter of 2009, the LBA identified and pursued the acquisition of 15 properties using NSP funds. Three of the 15 properties targeted were successfully acquired and charged against activity 227-3152 for possible rehabilitation. In some instances where rehabilitation would not be cost effective, purchases were made with the intent to demolish and make way for new construction. The following properties were acquired during the fourth quarter under activity number 227-3152:

519 West 60th Street	CT	34
105 Alfred Street	CT	106.04
107 Alfred Street	CT	106.04

The LBA consistently conducts searches for NSP-eligible properties through a variety of sources to include the following: Chatham County's Property Transfer Database

FHA Foreclosure Website (PEMCO)  
 Bid Select Website (Government as well as REO)  
 Local Real Estate Multi-List  
 Savannah Morning News  
 REO Websites (Wells Fargo, Bank of America)  
 Chatham County Monthly Tax Sales  
 Auction Websites for Local Listings (Williams & Williams, Hudson & Marshall, Re-Max Auctioneers, USDA Properties, Roswell Auction, Iron Horse, etc.)

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	8/2

## Activity Locations

Address	City	State	Zip
107 Alfred Street	Savannah	NA	31405
519 West 60th Street	Savannah	NA	31405
105 Alfred Street	Savannah	NA	31405

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 227-3153

**Activity Title:** NSP Demolition of Blighted Structures

**Activity Category:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

004

**Project Title:**

NSP Demolish Blighted Structures

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Savannah Community Planning and Development

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$189,834.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$189,834.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City of Savannah will use NSP funds to demolish blighted structures in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of the residents have incomes below 120% of Area Median Income. Blighted structures are those that exhibit objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. The City of Savannah will use the International Property Maintenance Code's definition of blighted property in determining if a property is blighted. This definition is: Any structure or premises, which by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors detrimental to safety, health and morals. The City of Savannah's Property Maintenance Department oversees the enforcement of the International Property Maintenance Code and will, therefore, oversee the implementation of this NSP activity. The removal of these types of blighted properties should help stabilize neighborhoods and begin to help reduce the blight, crime and disinvestment that occurs in neighborhoods. These types of blighted structures also hold down property values which makes it difficult for neighborhood residents to borrow money to invest in their properties or to sell their properties should the need arise. All properties demolished using NSP funds shall have a repayable lien placed against the title of the property. The City shall aggressively seek to recover its NSP investment using its Revenue Department to assist with this initiative. Whenever possible and where title is clear, the City shall seek to acquire the demolished property and sell it to an affordable housing developer. However, many blighted properties in need of demolition are likely to have title problems that make acquiring and/or developing the property difficult. Demolished properties that the City is able to acquire and sell, will be sold to developers who will be required to develop affordable housing that meets the long term affordability and other requirements established for the HOME program. These requirements will be enforced through various legal documents including loan agreements, promissory notes, deeds and/or other forms of deed restrictions. They will also be enforced through monitoring performed by the City of Savannah. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents.

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Progress Narrative:**

In the fourth quarter of 2009, the City of Savannah committed to loan CHSA Development, Inc. \$140,000 of NSP funds to demolish 10 blighted and vacant structures. Once demolished, the property on which these structures are located will be

subdivided into new building lots and developed with all new single family houses that will be sold to qualified home buyers. The demolition activity is anticipated for completion during the second quarter of 2010.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	10	0/0	0/0	10/40
# of Households benefitting	0	0	0	0/0	0/40	0/40

## Activity Locations

Address	City	State	Zip
812, 814, 816, 818 West Crescent Drive	Savannah	NA	31401
70, 72, 74, 76 Crescent Court	Savannah	NA	31401
50, 52,,54, 56 B Court	Savannah	NA	31401
800/802 West Crescent Drive	Savannah	NA	31401
804/806 West Crescent Drive	Savannah	NA	31401
71, 73, 75, 77 Crescent Court	Savannah	NA	31401
2412, 2414, 2416, 2418 Greenville Street	Savannah	NA	31401
805/807 West Crescent Drive	Savannah	NA	31401
809/811 West Crescent Drive	Savannah	NA	31401
801/803 West Crescent Drive	Savannah	NA	31401

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 227-3154

**Activity Title:** Acquisition & Rehab- Low Income Population

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

001

**Project Title:**

NSP Acquisition and Rehab

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2012

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Savannah Community Planning and Development

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$434,420.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$434,420.00
<b>Program Funds Drawdown</b>	\$35,509.48	\$35,509.48
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Savannah Community Planning and Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity will be used to purchase and rehabilitate residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 50% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. NSP funds will be used to purchase and rehabilitate homes and residential property that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties for households earning 50% or less of the Area Median Income. City of Savannah will target Special Needs populations to meet this requirement. Special Needs populations include homeless, persons with HIV/AIDS, and other groups included in the HUD definition.

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Progress Narrative:**

Land Bank Authority will take the lead in issuing an RFP to solicit a qualified housing developer with the capacity to purchase, rehabilitate and re-sell foreclosed or abandoned homes in the areas of greatest need, within the city limits of Savannah, Georgia. A single contract will be awarded by the Land Bank to a qualified housing developer to provide permanent (rental or owner-occupied) housing for special populations or households with incomes at or below 50% of area median income.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/3
<b># of Households benefitting</b>	0	0	0	0/3	0/0	0/3

# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/3
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## 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

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<b>Grantee Activity Number:</b>	<b>227-3155</b>
<b>Activity Title:</b>	<b>Redevelop Demolish Vacant- Low Income Population</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**Projected Start Date:**

03/05/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Redevelop and Demolish Vacant Property

**Projected End Date:**

03/04/2012

**Responsible Organization:**

City of Savannah Community Planning and Development

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$99,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$99,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity will be used to acquire vacant property and develop new infill housing and/or, where feasible, to rehabilitate existing vacant housing that will then be sold and/or rented to households earning 50% or less of the Area Median Income. This activity will be carried out in Census Tracts, Block Groups and/or neighborhoods in which at least 51% of residents have incomes at or below 120% of the Area Median Income. These areas have been identified as likely to face a significant rise in the rate of home foreclosures due to sub-prime lending and other conditions that affect LMMI residents. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity. City of Savannah will target Special Needs populations to meet this requirement. Special Needs populations include homeless, persons with HIV/AIDS, and other groups included in the HUD definition.

**Location Description:**

While specific addresses have not yet been identified, all properties assisted under this activity will be located in the areas identified in the Areas of Greatest Need portion of this application.

**Activity Progress Narrative:**

The Savannah Chatham Land Bank Authority is in the process of soliciting proposals from qualified non-profit housing developers with the capacity to purchase, rehabilitate and re-sell foreclosed or abandoned homes in the areas of greatest need, within the city limits of Savannah, Georgia. A single contract will be awarded by the Land Bank to a qualified housing developer to provide permanent (rental or owner-occupied) housing for special populations or households with incomes at or below 50% of area median income.

The Land Bank Authority did not offer any property for sale during this quarter; however, the properties located at 107 Alfred and 519 West 60th Streets are targeted for rehabilitation and sale. Both properties have been evaluated and specifications for rehabilitation have been written. The following options were evaluated during the quarter regarding the best method for disposing of the property: (1) the Land Bank could issue an RFP to solicit a developer to purchase the properties from the LBA, perform the required rehabilitation, and market the property to a qualified home buyer, or (2) the LBA could rehabilitate the property via a bid process and market the property to a qualified home buyer. No contract has been awarded during the fourth quarter of 2009 to carry out this activity.

## Performance Measures

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

## 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

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