

Grantee: Columbus-Muscogee, GA

Grant: B-11-MN-13-0003

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-11-MN-13-0003	Obligation Date: 03/09/2014	Award Date:
Grantee Name: Columbus-Muscogee, GA	Contract End Date: 03/09/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,128,174.00	Grant Status: Active	QPR Contact: Marilyn Denson
LOCCS Authorized Amount: \$1,128,174.00	Estimated PI/RL Funds: \$1,500,000.00	
Total Budget: \$2,628,174.00		

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

THE CITY'S NSP3 FUNDS WILL BE DISTRIBUTED TO TWO HOUSING PROVIDERS, NEIGHBORWORKS COLUMBUS AND THE HOUSING AUTHORITY OF COLUMBUS TO PURCHASE AND REHABILITATE FORECLOSED PROPERTIES IN AREAS OF GREATEST NEED AS IDENTIFIED THROUGH THE USE OF THE MAPPING TOOL. THE CITY IS UPDATING ITS ACTION PLAN TO INCLUDE ELIGIBLE USE (E)-REDEVELOP DEMOLISHED OR VACANT PROPERTIES AS AN ACTIVITY THROUGH ITS SUBRECIPIENT, NEIGHBORWORKS COLUMBUS. SUBRECIPIENT WILL CARRY OUT MULTI-FAMILY RENTAL DEVELOPMENT ACTIVITIES THAT IS IN ACCORDANCE WITH SECTION 2301(F)(3)(A) OF THE HOUSING AND ECONOMIC RECOVERY ACT OF 2008 (HERA), PUBLIC LAW 110-329 WHICH CORRELATES WITH CDBG -ELIGIBLE ACTIVITIES 570.201(A)(B)(C)(E)(I)(N) AND 570.202, 570.204. SUBRECIPIENT WILL BE RESPONSIBLE FOR EXPENDING ALL REMAINING FUNDS FOR THE NSP3 GRANT PER RESOLUTION 61-14 THAT WAS ADOPTED BY CITY COUNCIL ON 02/13/2014.

How Fund Use Addresses Market Conditions:

NSP3 FUNDS WILL BE USED TO PURCHASE AND REHABILITATE FORECLOSED PROPERTIES IN AN ATTEMPT TO PROVIDE HOMEOWNERSHIP OPPORTUNITIES FOR LOW TO MODERATE INCOME INDIVIDUALS.

Ensuring Continued Affordability:

The City of Columbus will provide direct homeowner assistance to individuals and families whose income does not exceed 120% of median income. The City of Columbus will hold a soft second security deed on the property for the affordability period of five (5) years. The recapture provision requires that if the property is sold, if the buyer discontinues occupancy prior to the completion of the 5-year affordability period, or if the property is alienated, the City of Columbus will recapture the amount of NSP funds provided through down payment assistance. If no such event occurs within five (5) years of the date hereof, the note shall be deemed satisfied and the security deed shall be cancelled or recorded. The City is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the NSP3 investment due, the City can only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than NSP3 funds) and any closing costs.

Definition of Blighted Structure:

ANY STRUCTURE WHERE THE GENERAL CONDITION OF STRUCTURE DOES NOT MEET THE MINIMUM REQUIREMENTS AND STANDARDS FOR PREMISES, STRUCTURES EQUIPMENT AND FACILITIES FOR LIGHT, VENTILATION, SPACE, HEATING, SANITATION, PROTECTION FROM THE ELEMENTS, LIFE SAFETY, SAFETY FROM FIRE AND OTHER HAZARDS, AND FOR SAFE AND SANITARY MAINTENANCE AS DESCRIBED IN CHAPTER 8, ARTICLE V OF THE ADOPTED CODE OF THE CITY OF COLUMBUS.

Definition of Affordable Rents:

The City of Columbus, Georgia does not anticipate providing rental assistance as part of the Neighborhood Stabilization Program. Should we provide rental assistance we will comply with the Housing and Urban Development Final FY 2011 Fair Market Rent Limits for Muscogee County/City of Columbus.

Efficiency -----	\$544
One Bedroom -----	\$573
Two Bedrooms -----	\$656
Three Bedrooms -----	\$872
Four Bedrooms -----	\$1,033



Housing Rehabilitation/New Construction Standards:

The City of Columbus, Georgia will comply with the Homeowner Rehabilitation Program Standards for rehabilitation for the Neighborhood Stabilization Program. The standards have been prepared in order to provide the homeowner and Contractor a clear understanding of the responsibilities with regard to the work to be performed under the guidelines for the Rehabilitation Program as referenced in the 2006 International Residential Code, copyright by the International Code Council, Inc. The HOME Inspector, contracted with the City of Columbus, Georgia must conduct all inspections and written specifications. A list of general contractors whom performed rehabilitation assistance with the HOME Program for the City may be utilized.

Vicinity Hiring:

THE CITY WILL ENCOURAGE ITS SUBRECIPIENTS AND THEIR CONTRACTORS TO HIRE LOW TO MODERATE INCOME INDIVIDUALS THAT LIVE WITHIN THE TARGETED AREAS IDENTIFIED BY THE MAPPING TOOL WHERE FORECLOSED PROPERTIES PURCHASED WITH NSP3 FUNDS WILL BE REHABILITATED.

Procedures for Preferences for Affordable Rental Dev.:

NA

Grantee Contact Information:

LAURA JOHNSON, DIRECTOR COMMUNITY REINVESTMENT DEPARTMENT, COLUMBUS CONSOLIDATED GOVERNMENT. 420 10TH STREET, COLUMBUS, GA 31901, (706) 665-4613.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,207,838.79
Total Budget	\$0.00	\$1,207,838.79
Total Obligated	\$0.00	\$1,207,838.79
Total Funds Drawdown	\$0.00	\$1,128,174.00
Program Funds Drawdown	\$0.00	\$711,376.90
Program Income Drawdown	\$0.00	\$416,797.10
Program Income Received	\$0.00	\$544,023.90
Total Funds Expended	\$0.00	\$1,128,174.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$169,226.10	\$0.00
Limit on Admin/Planning	\$112,817.40	\$112,817.00
Limit on Admin	\$0.00	\$112,817.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$657,043.50	\$282,044.00



Overall Progress Narrative:

There has been no activity to report for this quarter on the grant. Monitoring of existing activities are being maintained.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, ADMINISTRATION	\$0.00	\$112,817.00	\$88,924.54
2, ACQUISITION	\$0.00	\$459,653.79	\$335,750.09
3, ACQUISITION/LM25	\$0.00	\$169,226.00	\$141,146.99
4, REHABILITATION/LMMI	\$0.00	\$253,324.00	\$70,329.46
5, REHABILITATION/LM25	\$0.00	\$112,818.00	\$50,075.82
6, DOWN PAYMENT ASSISTANCE	\$0.00	\$100,000.00	\$25,150.00



