

Grantee: Savannah, GA

Grant: B-11-MN-13-0004

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-11-MN-13-0004	Obligation Date:	Award Date:
Grantee Name: Savannah, GA	Contract End Date: 03/04/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,027,553.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$1,027,553.00	Estimated PI/RL Funds: \$823,938.73	
Total Budget: \$1,851,491.73		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity Number 1

Activity Name:Savannah Gardens Single Family Infill Housing

Uses :Eligible Use E: Redevelopment

CDBG Activity or Activities

The City of Savannah will use NSP 3 funds to redevelop demolished and vacant properties in order to sell or rent such properties. Correlating CDBG activities include 24 CFR 570.201(a) Acquisition; (b) Disposition; (c) Public facilities and improvements; (i) Relocation; and (n) Direct homeownership assistance as modified for the NSP program. Correlating CDBG activities also include 204 Community based development organizations.

NSP3 Activity Budget: \$567,910

Activity Number 2

Activity Name: Savannah Gardens Demolition

Use :Eligible Use D: Demolition

CDBG Activity or Activities

The City of Savannah will use NSP funds for the demolition of blighted structures. Correlating CDBG activity is 24 CFR 570.201(d) Clearance for blight structure only. NSP3 Activity Budget: \$100,000

Activity Number 3

Activity Name: Low Income Set-aside Infill Housing

Use :Eligible Use A: Eligible Use E: Redevelopment

CDBG Activity or Activities

The City of Savannah will use NSP funds to redevelop demolished and vacant properties in order to sell or rent such properties. Correlating CDBG activities include 24 CFR 570.201(a) Acquisition; (b) Disposition; (c) Public facilities and improvements; (i) Relocation; and (n) Direct homeownership assistance as modified for the NSP program. Correlating CDBG activities also include 204 Community based development organizations. NSP3 Activity Budget:\$ 256,888

Activity Number 4

Activity Name: Program Administration Costs

Use : Administration

CDBG Activity or Activities

The City of Savannah will use NSP funds to pay reasonable program administration cost and carrying charges related to the planning and execution of NSP activities. NSP3 Activity Budget: \$102,755

How Fund Use Addresses Market Conditions:

Areas of Greatest Need

The City of Savannah used the NSP 3 Mapping Tool and information to determine the areas of greatest need. The data associated with the mapping tool are submitted in the appendix of this amendment. According to the Mapping tool, the impact scores are as follows:

* Savannah Gardens: 4

* Feiler Park/ Tatemville: 1

* Summerside: 0

All areas would meet or exceed the number of units needed to be built to make an impact in their respective neighborhoods. All areas also meet the threshold score set by HUD to be eligible areas for the NSP 3 program.

Determination of Areas of Greatest Need and Applicable Tiers



The Areas of Greatest Need were established by using the information from the NSP 3 Mapping system to determine the areas within the city that were eligible for the NSP3 program. Once staff found the areas eligible, current and proposed projects were reviewed to see if they would meet the eligibility for the program. The Savannah Gardens project was chosen due to its eligibility and the city's resolve to redevelop the property into a mixed-income development. Feiler Park/Tatemville and Summerside were chosen because of the availability of NSP 1 lots for development and they were eligible under NSP 3. The Feiler Park/Tatemville and Summerside neighborhoods will be used to meet our performance measures for our 25% set aside under the NSP 3 program. Due to difficulty in acquiring foreclosed homes in NSP 1, the City of Savannah has chosen to focus on developing infill housing in these neighborhoods that are eligible for the NSP 3 program.

Ensuring Continued Affordability:

Long-Term Affordability

Properties acquired and rehabilitated or constructed using NSP funds will have long term affordability requirements set forth 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. Long term affordability requirements for rental housing acquired, rehabilitated and/or constructed using NSP funds are shown in the table below. The City shall require that landlords provide the City with rent rolls and household income verifications each time a unit is rented to a new tenant during the affordability period.

Rental Housing Long Term Affordability Period

Activity	Avg. Per Unit NSP \$	Affordability Period
Rehabilitation or Acquisition of Existing Housing	<\$15,000/unit	5 Years
	\$15,000 - \$40,000/unit	10 years
	>\$40,000/unit	5 Years 20 Years

Ensuring Continued Affordability:

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New Construction or Acquisition of New Housing

Any \$ Amount	20 Years
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Long term affordability requirements for housing acquired, rehabilitated and/or constructed and then sold to qualified home buyers using NSP funds are shown in the table below. The City shall verify that home buyers will not be paying more than 35% of household income toward their principal, interest, taxes and insurance (PITI) mortgage payments at the time the house is purchased. NSP funds that are not designated as development subsidies must be repaid to the City by the developer and/or homeowner if the house is sold during the affordability period. Additionally, deed restrictions shall be used to restrict the sale price of the house during the affordability period to the FHA 203(b) sale price limits in place at the time of sale.

Home Ownership Affordability Period

NSP Funds Provided	Affordability Period
<\$15,000/unit	5 Years
\$15,000 - \$40,000/unit	&

Ensuring Continued Affordability:

nbsp; 10years

>\$40,000/unit	15 Years
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Definition of Blighted Structure:

Blighted Structure

The City of Savannah has adopted the International Property Maintenance Code. Its definition of blighted structures, which shall include blighted property, 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.

Definition of Affordable Rents:

Affordable Rents

The City of Savannah considers "affordable rent" to be rent levels established for efficiency, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom dwelling units for the Section 8 rental program.

The City also considers rents to be affordable when tenants with household incomes no greater than 120% of Area Median Income pay no more than 30% of their household income toward rent.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards

The City shall require that all housing rehabilitated with NSP funds meet the standards adopted by the City for its HOME program. This means that, at a minimum, all housing units must meet the Section 8 Housing Quality Standards and all work performed on a dwelling that requires a permit is permitted, inspected and approved by the Building

Official's office in the Development Services Department. Additionally, whenever rehabilitation costs exceed \$40,000 per dwelling unit, the City shall require a Certificate of Occupancy be obtained from the Building Official's office in the Development Services Department upon completion of the work by the developer.

Vicinity Hiring:

Vicinity Hiring

The City of Savannah will provide for vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local contractors for redevelopment and demolition contracts.

Procedures for Preferences for Affordable Rental Dev.:

Not Applicable

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Reid, Kerri

Email Address:kreid@savannahga.gov

Phone Number: 912-651-6520

Mailing Address



Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$1,851,491.73
Total Budget	\$0.00	\$1,851,491.73
Total Obligated	\$0.00	\$1,836,883.33
Total Funds Drawdown	\$0.00	\$1,823,799.37
Program Funds Drawdown	\$0.00	\$1,027,553.00
Program Income Drawdown	\$0.00	\$796,246.37
Program Income Received	\$0.00	\$796,246.37
Total Funds Expended	\$0.00	\$1,809,076.32
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Savannah Community Planning and Development	\$ 0.00	\$ 102,755.00
City of Savannah Housing Department	\$ 0.00	\$ 1,706,321.32

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$185,130,658.08	\$.00	\$.00
Limit on Public Services	\$154,132.95	\$.00	\$.00
Limit on Admin/Planning	\$102,755.30	\$102,755.00	\$.00
Limit on Admin	\$.00	\$102,755.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$462,872.93		\$501,595.00

Overall Progress Narrative:

All project activities are complete. No program income to report. No new accomplishments to report.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Demolition	\$0.00	\$92,700.00	\$92,700.00
2, Redevelopment	\$0.00	\$1,656,036.73	\$854,200.55
3, Administration	\$0.00	\$102,755.00	\$80,652.45

Activities





Grantee Activity Number:	227-3153-CD100
Activity Title:	Savannah Gardens Demolition

Activity Type:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
1

Project Title:
Demolition

Projected Start Date:
04/06/2011

Projected End Date:
12/31/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Savannah Housing Department

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$92,700.00
Total Budget	\$0.00	\$92,700.00
Total Obligated	\$0.00	\$92,700.00
Total Funds Drawdown	\$0.00	\$92,700.00
Program Funds Drawdown	\$0.00	\$92,700.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$92,700.00
City of Savannah Housing Department	\$0.00	\$92,700.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The City will provide NSP3 funds to CHSA Development, Inc., a local non-profit housing corporation, to demolish approximately 20 vacant, dilapidated, apartment units at its Savannah Gardens site. The site has been identified for redevelopment with new affordable housing. Mercy Housing Southeast will develop 94 units of affordable rental housing in this property using, in part, low income tax credits that were approved by the State of Georgia in December 2010. The City of Savannah will provide for vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local contractors to assist with demolition contracts.

Location Description:

This activity will take place in Savannah Gardens.

Activity Progress Narrative:

25% Set-aside has been met.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties 0 1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	94/22
# of Multifamily Units	0	94/22

Beneficiaries Performance Measures

No Beneficiaries 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 3)	\$92,700.00
Total Other Funding Sources	\$0.00

Activity Supporting Documents: None

Project # / 2 / Redevelopment



Grantee Activity Number:	227-3151-CD100
Activity Title:	NSP 3 Redevelopment

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
2

Project Title:
Redevelopment

Projected Start Date:
04/06/2011

Projected End Date:
10/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Savannah Housing Department

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,238,141.73
Total Budget	\$0.00	\$1,238,141.73
Total Obligated	\$0.00	\$1,232,533.33
Total Funds Drawdown	\$0.00	\$1,219,449.37
Program Funds Drawdown	\$0.00	\$796,422.55
Program Income Drawdown	\$0.00	\$423,026.82
Program Income Received	\$0.00	\$612,271.37
Total Funds Expended	\$0.00	\$1,204,726.32
City of Savannah Housing Department	\$0.00	\$1,204,726.32
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Provide funding to CHSA Development, Inc. and other non-profit and for-profit developers to acquire vacant lots in Savannah Gardens and/or construct infill housing that will be sold to qualified home buyers with incomes below 120% of area median income. Emphasis will be on selling houses to households with incomes between 80% and 120% of area median income to help ensure economic diversity in Savannah Gardens. The City of Savannah will provide for vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local vendors for redevelopment contracts.

Location Description:

This activity will take place in the Savannah Gardens redevelopment area within the City of Savannah.

Activity Progress Narrative:

LMMI activities are complete.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	15/11
# of Singlefamily Units	0	15/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	4/11	15/11	40.00
# Owner Households	0	0	0	2/0	4/11	15/11	40.00

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 3)	\$567,910.00
Total Other Funding Sources	\$0.00

Activity Supporting Documents: None



Grantee Activity Number:	227-3155-CD100
Activity Title:	Low-Income Set aside Housing

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
04/06/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
02/01/2014

Completed Activity Actual End Date:

Responsible Organization:
City of Savannah Housing Department

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$417,895.00
Total Budget	\$0.00	\$417,895.00
Total Obligated	\$0.00	\$408,895.00
Total Funds Drawdown	\$0.00	\$408,895.00
Program Funds Drawdown	\$0.00	\$57,778.00
Program Income Drawdown	\$0.00	\$351,117.00
Program Income Received	\$0.00	\$183,975.00
Total Funds Expended	\$0.00	\$408,895.00
City of Savannah Housing Department	\$0.00	\$408,895.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Provide Habitat for Humanity with NSP3 funds for the acquisition and/or construction of at least three new infill houses that will be sold to households earning less than 50% of AMI adjusted for household size. The City of Savannah will provide vicinity hiring to the maximum extent possible by partnering with Developers who will primarily use local contractors to assist with redevelopment contracts.

Location Description:

Two home will be in the Feiler Park/Tatemville neighborhood. Two homes will be located in teh Summerside area.

Activity Progress Narrative:

LH - 25% Set-aside has been met.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/3



of Singlefamily Units

0

4/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/3	0/0	4/3	100.00
# Owner Households	0	0	0	4/3	0/0	4/3	100.00

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 3)	\$417,895.00
Total Other Funding Sources	\$0.00

Activity Supporting Documents: None
