Apr 1, 2009 thru Jun 30, 2009 Performance Report

Grant Number:
B-08-MN-13-0002

Grantee Name:
Augusta, GA

Grant Amount:
$2,473,064.00

Grant Status:
Active

Submitted By:
No Submitter Found

Obligation Date:

Award Date:

Contract End Date:

Reviewed By HUD:
Reviewed and Approved

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	2,473,063.94
Total CDBG Program Funds Budgeted	N/A	2,473,063.94
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	0
Minimum Non-Federal Match	0	0
Limit on Public Services	370,959.6	0
Limit on Admin/Planning	247,306.4	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual

Progress Toward National Objective Targets

National Objective	Target	Actual

Overall Progress Narrative:

Currently no activities have been initiated by the AHCDD under NSP requiring funding drawdowns aside from administrative cost. Tiered Environmental Reviews (ERR) are still outstanding for various zip codes (30901, 30904, 30906, 30909, 30815) with expectation of approval this week. Contract option for general acquisition (Activity Item #03) will be first agenda item once ERR is approved.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	859,572	0	859,572	0
221073117-5211119/408450-5444112-3, Land Bank	100,000	0	100,000	0
221073117-5211119/408450-5444112-4, Financing mechanisms	100,000	0	100,000	0
221073117-5211119/408450-5444112-5, Sand Ridge Project	0	0	0	0
221073117-5211119/408450-5444112-6, Redevelopment of Foreclosures	1,168,697.46	0	1,168,697.46	0
221073117-5311111/408450-5311111-1, Administrative Salaries	196,867.26	0	196,867.26	0
221073117-5311111/408450-5311111-2, Administrative Training	12,613.22	0	12,613.22	0
221073117-5311111/408450-5311111-3, Administrative	25,175.5	0	25,175.5	0

Supplies/Equipment				
221073117-5311111/408450-5311111-5, Administrative Rent	10,138.56	0	10,138.56	0
9999, Restricted Balance	0	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title

Activities

Jul 1, 2009 thru Sep 30, 2009 Performance Report

Grant Number:
B-08-MN-13-0002

Grantee Name:
Augusta, GA

Grant Amount:
$2,473,064.00

Grant Status:
Active

Submitted By:
No Submitter Found

Obligation Date:

Award Date:

Contract End Date:

Reviewed By HUD:
Reviewed and Approved

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	2,473,063.94
Total CDBG Program Funds Budgeted	N/A	2,473,063.94
Program Funds Drawdown	292,085.71	292,085.71
Obligated CDBG DR Funds	1,193,716.42	1,193,716.42
Expended CDBG DR Funds	222,682.16	222,682.16
Match Contributed	35,000	35,000
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	0
Minimum Non-Federal Match	0	35,000
Limit on Public Services	370,959.6	0
Limit on Admin/Planning	247,306.4	6,888
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual

Progress Toward National Objective Targets

National Objective	Target	Actual

Overall Progress Narrative:

To date the Augusta Richmond County NSP projects are progressing. Several projects are underway and several activities now have funds expended. However, as noted throughout the activities for this report, the QPR for April through June did not trigger a request for additional comments. Therefore, some activities such as those noted with expenditures of funding for this quarter, reflect expenditures for the previous quarter as well. The progress of the department can be summarized as follows: 1) There have been acquisitions of eight (8) vacant lots with plans of redevelopment for sale. This project will provide stability to a previously stable neighborhood now suffering from a foreclosed new construction project of a private business owner. The development project will consist of no less than two phases to prevent the oversaturation of the area with property that has not sold and involves the partnering of expertise and funding on a 50% match by a for-profit construction company. This project was acquired in August 2009 and will include on-going discussions throughout this QPR period to finalize architectural design and marketing plans. 2) Also, negotiations have begun for future acquisitions to allocate the twenty-five percent (25%) set aside for low-income households. This project, if successful will allow for a mixed income and mixed used site to be constructed in an area of major blight and abandonment with NSP1 funds contributing less than 40% of the total development cost. However, the intrinsic reward for the City of Augusta is the establishment of a mixed community of seniors, working people, and students comingling along socio-economic lines including income, educational level, race and age. 3) There has also been a foreclosed property acquired through a joint venture with a for-profit partner (Wells Fargo Bank through the Wachovia Foundation) that will be rehabilitated for sale to a low-income family. The property was a HUD foreclosure acquired for rehabilitation as part of the Team Member Volunteer Program grant awarded to the city in June 2009 for $35,000.00. With the partnering of very little NSP1 funding to support the non-federal grant received, the property can be renovated to include an additional bedroom to better accommodate a practical family size (3 beds, 2 baths) and provide for a more adequate kitchen space. The Wells Fargo grant was received during the quarter, again received in June 2009, but no match of NSP1 funding had been negotiated and to date no NSP1 funding has been expended on this project. However the property does meet eligible use as a foreclosed home with major blight and is in a target zip code. 4) Lastly, plans for usage of the subsidy funding (financing mechanisms) are underway with qualified buyers who have already completed eight hours of homebuyer education desiring to purchase foreclosed homes in targeted zip codes.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	0	0	859,572	0
221073117-5211119/408450-5444112-3, Land Bank	0	0	100,000	0
221073117-5211119/408450-5444112-4, Financing mechanisms	0	0	100,000	0
221073117-5211119/408450-5444112-5, Sand Ridge Project	0	0	0	0
221073117-5211119/408450-5444112-6, Redevelopment of Foreclosures	0	215,794.16	1,168,697.46	215,794.16
221073117-5311111/408450-5311111-1, Administrative Salaries	15,813.2	63,818.35	212,680.46	63,818.35
221073117-5311111/408450-5311111-2, Administrative Training	0	6,964.43	12,613.22	6,964.43
221073117-5311111/408450-5311111-3, Administrative Supplies/Equipment	-15,813.2	1,572.77	9,362.3	1,572.77
221073117-5311111/408450-5311111-5, Administrative Rent	0	3,936	10,138.56	3,936
9999, Restricted Balance	0	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
221073117-5211119/408450-5444112-6	Redevelopment of Foreclosures	9	acquisition/ rehab/ redevelopment
221073117-5311111/408450-5311111-1	Administrative Salaries	6	Administrative Salaries
221073117-5311111/408450-5311111-2	Administrative Training	8	Training
221073117-			

5311111/408450-5311111-3	Administrative Supplies/Equipment	7	Administrative Supplies/Equipment
221073117-5311111/408450-5311111-5	Administrative Rent	5	Administrative rent

Activities

Grantee Activity Number:
5

Activity Category:
Administration

Activity Title:
Administrative rent

Project Number:
221073117-5311111/408450-5311111-5

Activity Status:
Under Way

Projected Start Date:
03/01/2008

Project Title:
Administrative Rent

National Objective:
N/A

Projected End Date:
09/02/2010

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	10,138.56
Total CDBG Program Funds Budgeted	N/A	10,138.56
Program Funds Drawdown	3,936	3,936
Obligated CDBG DR Funds	10,138.56	10,138.56
Expended CDBG DR Funds	6,888	6,888
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period **Cumulative Actual Total /**

				Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

Activity Description:

Rent ($422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

The $422.44 entered as part of the Action Plan was an expectation of rent to be paid but is not reflective of the actual rent due monthly. Rent has been paid from NSP1 funding for office space used for new employees on the 3rd floor of 925 Laney Walker Blvd. Augusta, GA 30901 since May 2009 at a rate of $984.00 per month. For the seven month period total expenditure of funds equals $6,888.00.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
6

Activity Category:
Administration

Activity Title:
Administrative Salaries

Project Number:
221073117-5311111/408450-5311111-1

Activity Status:
Under Way

Projected Start Date:
12/29/2008

Project Title:
Administrative Salaries

National Objective:
N/A

Projected End Date:
09/12/2010

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	212,680.46
Total CDBG Program Funds Budgeted	N/A	212,680.46
Program Funds Drawdown	63,818.35	63,818.35
Obligated CDBG DR Funds	212,680.46	212,680.46
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**

No Performance Measures Found

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Funding expended is a reflection of salaries paid for staff hired between December 2008 and January 2009 as funding could be used to back date expenses accumulated prior to grants being received in March 2009. Positions filled included an Administrative Assistant II position earning $2,196.26 per month, a HERA Inspector position earning $2,992.02 per month, and a HERA

Manager position earning 3,673.41 per month. Although some of the funds showing as expended should have been included in the previous QPR covering April through June 2009, each quarter moving forward will include three months salary for each position.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
7

Activity Category:
Administration

Activity Title:
Administrative Supplies/Equipment

Project Number:
221073117-5311111/408450-5311111-3

Activity Status:
Under Way

Projected Start Date:
12/01/2008

Project Title:
Administrative Supplies/Equipment

National Objective:
N/A

Projected End Date:
09/02/2010

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	9,362.3
Total CDBG Program Funds Budgeted	N/A	9,362.3

Program Funds Drawdown	1,572.77	1,572.77
Obligated CDBG DR Funds	5,000	5,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**

No Performance Measures Found

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Activity #7 includes the purchase of supplies for NSP1 team use, notices to the public of funds usage, reimbursements for the use of private vehicles for NSP1 related activities, and transcription services provided at public hearing as a matter of record. During the quarter these expenses have included all such items but as noted for each activity and in the Overall Progress Narrative, expenditures are a reflection of two QPR periods and not just this quarter.

Activity Location:

Address	City	State	Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount

No Other Match Funding Sources Found

Other Funding Sources	Amount

No Other Funding Sources Found

Grantee Activity Number:
8

Activity Category:
Administration

Activity Title:
Training

Project Number:
221073117-5311111/408450-5311111-2

Activity Status:
Under Way

Projected Start Date:
12/29/2008

Project Title:
Administrative Training

National Objective:
N/A

Projected End Date:
12/31/2009

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	12,613.22
Total CDBG Program Funds Budgeted	N/A	12,613.22
Program Funds Drawdown	6,964.43	6,964.43
Obligated CDBG DR Funds	10,000	10,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**

No Performance Measures Found

Activity Description:

Staff training (cost for travel, lodging, and incidentals)

Location Description:

Various throughout Georgia

Activity Progress Narrative:

As previously noted, the expenditures for all activities with funds expended are a reflection of two quarters of activity and two QPR periods. Also noted previously in Activity #7, Activity #8 is the inclusion of related items under one Action Plan activity name. Activity #8 includes staff training but also includes expenses related to travel and per diem for such trainings. During this quarterly period training has included travel to Atlanta, GA for the Administrative Assistant II and HERA Inspector on *HOME & NSP Creative Housing and Revitalizing Neighborhoods Training*, Atlanta, GA for the HERA Manager on Foreclosure/Impacted Neighborhoods, and the Housing and Community Development Director for *U. S. HUD NSP* training in Ft. Worth, Texas.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
9

Activity Category:
Acquisition - general

Activity Title:
acquisition/ rehab/ redevelopment

Project Number:
221073117-5211119/408450-5444112-6

Activity Status:
Planned

Projected Start Date:
08/01/2009

Project Title:
Redevelopment of Foreclosures

National Objective:

Projected End Date:

NSP Only - LMMI 02/28/2010

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	955,897.4
Total CDBG Program Funds Budgeted	N/A	955,897.4
Program Funds Drawdown	215,794.16	215,794.16
Obligated CDBG DR Funds	955,897.4	955,897.4
Expended CDBG DR Funds	215,794.16	215,794.16
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**
# of Properties	0	0	8	0/0	0/0	8/20
# of housing units	0	0	0	0/0	0/0	0/20
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/5	0/15	0/20
# of Persons benefitting	0	0	0	0/20	0/60	0/80
# of Permanent Jobs Created	0	0	0	0/1	0/4	0/5
# of Parcels acquired by condemnation	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin settlement	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/20
Total acquisition compensation to owners	0	0	0	0/0	0/0	0/0

Activity Description:

New construction units and acquisition/rehab of existing developments for sale generating program income

Location Description:

Targeted zip codes

Activity Progress Narrative:

The acquisition of these eight (8) vacant and foreclosed lots allows for the department to maintain the stability of an existing neighborhood. The development project was a failed venture by a local contractor that would greatly depreciate housing values for this area. With the successful development and sale of these properties the neighborhood will see an increase in appraisal value barring future foreclosure of other projects sites held by this same company.

Activity Location:

Address	City	State	Zip
2890 Pepperdine Drive	Hephzibah	NA	30815
2891 Pepperdine Drive	Hephzibah	NA	30815
2893 Pepperdine Drive	Hephzibah	NA	30815
2898 Pepperdine Drive	Hephzibah	NA	30815
2901 pepperdine Drive	Hephzibah	NA	30815
2894 Pepperdine Drive	Hephizibah	NA	30815
2897 Pepperdine Drive	Hephzibah	NA	30815
2889 Pepperdine Drive	Hephzibah	NA	30815

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Oct 1, 2009 thru Dec 31, 2009 Performance Report

Grant Number:
B-08-MN-13-0002

Grantee Name:
Augusta, GA

Grant Amount:
$2,473,064.00

Grant Status:
Active

Submitted By:
No Submitter Found

Obligation Date:

Award Date:

Contract End Date:

Reviewed By HUD:
Original - In Progress

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	2,473,063.94
Total CDBG Program Funds Budgeted	N/A	2,473,063.94
Program Funds Drawdown	7,077.74	299,163.45
Obligated CDBG DR Funds	4,362.3	1,198,078.72
Expended CDBG DR Funds	0	222,682.16
Match Contributed	0	35,000
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	0
Minimum Non-Federal Match	0	35,000
Limit on Public Services	370,959.6	0
Limit on Admin/Planning	247,306.4	6,888
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual

Progress Toward National Objective Targets

National Objective	Target	Actual

Overall Progress Narrative:

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	0	0	859,572	0
221073117-5211119/408450-5444112-3, Land Bank	0	0	100,000	0
221073117-5211119/408450-5444112-4, Financing mechanisms	0	0	100,000	0
221073117-5211119/408450-5444112-5, Sand Ridge Project	0	0	0	0
221073117-5211119/408450-5444112-6, Redevelopment of Foreclosures	0	500	1,168,697.46	216,294.16
221073117-5311111/408450-5311111-1, Administrative Salaries	0	0	212,680.46	63,818.35
221073117-5311111/408450-5311111-2, Administrative Training	0	143.47	12,613.22	7,107.9
221073117-5311111/408450-5311111-3, Administrative Supplies/Equipment	0	3,482.27	9,362.3	5,055.04
221073117-5311111/408450-5311111-5, Administrative Rent	0	2,952	10,138.56	6,888
9999, Restricted Balance	0	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
221073117-5211119/408450-5444112-6	Redevelopment of Foreclosures	9	acquisition/ rehab/ redevelopment
221073117-5311111/408450-5311111-2	Administrative Training	8	Training
221073117-5311111/408450-5311111-3	Administrative Supplies/Equipment	7	Administrative Supplies/Equipment
221073117-5311111/408450-5311111-5	Administrative Rent	5	Administrative rent

Activities

Grantee Activity Number:
5

Activity Category:
Administration

Activity Title:
Administrative rent

Project Number:
221073117-5311111/408450-5311111-5

Activity Status:
Under Way

Projected Start Date:
03/01/2008

Project Title:
Administrative Rent

National Objective:
N/A

Projected End Date:
09/02/2010

Responsible Organization:
AHCDD

Oct 1 thru Dec **To Date**

	31, 2009	
Total Projected Budget from All Sources	N/A	10,138.56
Total CDBG Program Funds Budgeted	N/A	10,138.56
Program Funds Drawdown	2,952	6,888
Obligated CDBG DR Funds	0	10,138.56
Expended CDBG DR Funds	0	6,888
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**
No Performance Measures Found						

Activity Description:

Rent ($422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
7

Activity Category:
Administration

Activity Title:
Administrative Supplies/Equipment

Project Number:
221073117-5311111/408450-5311111-3

Activity Status:
Under Way

Projected Start Date:
12/01/2008

Project Title:
Administrative Supplies/Equipment

National Objective:
N/A

Projected End Date:
09/02/2010

Responsible Organization:
AHCDD

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	9,362.3
Total CDBG Program Funds Budgeted	N/A	9,362.3
Program Funds Drawdown	3,482.27	5,055.04
Obligated CDBG DR Funds	4,362.3	9,362.3
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**

No Performance Measures Found

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
8

Activity Category:
Administration

Activity Title:
Training

Project Number:
221073117-5311111/408450-5311111-2

Activity Status:
Under Way

Projected Start Date:
12/29/2008

Project Title:
Administrative Training

National Objective:
N/A

Projected End Date:
12/31/2009

Responsible Organization:
AHCDD

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	12,613.22

Total CDBG Program Funds Budgeted	N/A	12,613.22
Program Funds Drawdown	143.47	7,107.9
Obligated CDBG DR Funds	0	10,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**

No Performance Measures Found

Activity Description:

Staff training (cost for travel, lodging, and incidentals)

Location Description:

Various throughout Georgia

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount

No Other Match Funding Sources Found

Other Funding Sources	Amount

No Other Funding Sources Found

Grantee Activity Number:
9

Activity Category:
Acquisition - general

Activity Title:
acquisition/ rehab/ redevelopment

Project Number:
221073117-5211119/408450-5444112-6

Activity Status:
Planned

Projected Start Date:
08/01/2009

Project Title:
Redevelopment of Foreclosures

National Objective:
NSP Only - LMMI

Projected End Date:
02/28/2010

Responsible Organization:
AHCDD

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	955,897.4
Total CDBG Program Funds Budgeted	N/A	955,897.4
Program Funds Drawdown	500	216,294.16
Obligated CDBG DR Funds	0	955,897.4
Expended CDBG DR Funds	0	215,794.16
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**
No Performance Measures Found						

Activity Description:

New construction units and acquisition/rehab of existing developments for sale generating program income

Location Description:

Targeted zip codes

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount

No Other Match Funding Sources Found

Other Funding Sources	Amount

No Other Funding Sources Found

Grantee: Augusta, GA

Grant: B-08-MN-13-0002

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:
B-08-MN-13-0002

Grantee Name:
Augusta, GA

Grant Amount:
$2,473,064.00

Grant Status:
Active

QPR Contact:
Shawn Edwards

Obligation Date:

Award Date:

Contract End Date:

Review by HUD:
Reviewed and Approved

Disasters:

Declaration Number
NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$2,473,063.94
Total CDBG Program Funds Budgeted	N/A	$2,473,063.94
Program Funds Drawdown	$94,756.12	$463,176.00
Obligated CDBG DR Funds	($359,746.10)	$838,333.62
Expended CDBG DR Funds	$239,110.11	$545,791.75
Match Contributed	$0.00	$35,000.00
Program Income Received	$55,000.00	$55,000.00
Program Income Drawdown	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	31.818%
Minimum Non-Federal Match	$0.00	$35,000.00
Limit on Public Services	$370,959.60	$0.00
Limit on Admin/Planning	$247,306.40	$10,678.41
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The most significant accomplishments for the NSP program for Augusta-Richmond County this quarter have been the revisions planned for the Substantial Amendment to ensure that the deadline for funding obligation is met. The original plan was to have funds pobligated to several small projects using the matching of funds to create the greatest overall impact on the county as a whole. However, with an ever-approaching deadline to be met, the new approach will downscale the number of projects to three and increase the investment of funding in those projects for a greater impact specific to those developments. The projects wil include a low-income rental housing development for the 25% set aside, a new construction development of forclosed and abandoned lots, and several scattered site acquisitions for rehabilitation and resale in an existing and stable neighborhood. The efforts are being made currently after the most recent technical assistance feedback, to prepare a Notice to the Public about plan changes and to move forward with a new obligation deadline of May 30, 2010.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	$0.00	$863,572.00	$1.00
221073117-5211119/408450-5444112-3, Land Bank	$0.00	$100,000.00	$0.00
221073117-5211119/408450-5444112-4, Financing mechanisms	$2,500.00	$100,000.00	$2,500.00
221073117-5211119/408450-5444112-5, Sand Ridge Project	$0.00	$0.00	$0.00
221073117-5211119/408450-5444112-6, Redevelopment of	$44,985.63	$1,164,697.46	$329,526.81
221073117-5311111/408450-5311111-1, Administrative Salaries	$44,673.09	$212,680.46	$108,491.44
221073117-5311111/408450-5311111-2, Administrative Training	$621.34	$12,613.22	$7,729.24
221073117-5311111/408450-5311111-3, Administrative	$8.06	$9,362.30	$5,087.51
221073117-5311111/408450-5311111-5, Administrative Rent	$1,968.00	$10,138.56	$9,840.00
9999, Restricted Balance	$0.00	$0.00	$0.00

Activities

Grantee Activity Number: 03
Activity Title: Sand Ridge

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
221073117-5211119/408450-5444112-6

Project Title:
Redevelopment of Foreclosures

Projected Start Date:
05/29/2009

Projected End Date:
08/31/2009

National Objective:
NSP Only - LMMI

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$215,294.16
Total CDBG Program Funds Budgeted	N/A	$215,294.16
Program Funds Drawdown	$0.00	$215,294.16
Obligated CDBG DR Funds	$215,294.16	$215,294.16
Expended CDBG DR Funds	$215,294.16	$215,294.16
AHCDD	$215,294.16	$215,294.16
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

Sand Ridge: 1.2889 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-001-00-0 2.2891 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-002-00-0 3.2893 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-003-00-0 4.2897 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-004-00-0 5.2901 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-005-00-0 6.2898 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-012-00-0 7.2894 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-013-00-0 8.2890 Pepperdine Drive Augusta, GA 30906 Parcel# 151-2-014-00-0

Location Description:

As a result of builder foreclosure by Augusta First Bank & Trust, department purchased of eight undeveloped lots in Sand Ridge neighborhood for future new construction development for sale to LMMI clients.

Activity Progress Narrative:

This activity in the Action Plan has been changed to to reflect funding obligated, drawn and expended originally under the Activity #9 for the acquisition of these units. The $215,294.16 should be reallcoated to this Activity line and shown as completed in the Action Plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	8/8
# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

# of Persons benefitting	0	0	0	0/0	0/8	0/8
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/8
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
2889-91, 2893-94, 2897-98, 2901 Pepperdine Drive	Hephzibah	NA	30815

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: 04
Activity Title: Florence Street Project

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
221073117-5211119/408450-5444112-2

Project Title:
Development of Rental

Projected Start Date:
07/15/2009

Projected End Date:
05/30/2010

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

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$618,266.00
Total CDBG Program Funds Budgeted	N/A	$618,266.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$35,937.00	$35,937.00
Expended CDBG DR Funds	$0.00	$0.00
AHCDD	$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:

Legacy project-acquire vacant lots and homes for the purpose of leveraging developer funds for low-income (25% set aside) tenants to occupy 15 rental units designed as duplexes.

Location Description:

Target area for foreclosures and blight; 30901 zip code in downtown Augusta.

Activity Progress Narrative:

The Request for Proposals has been distributed to two non-profit developers (30901 Development and Antioch Ministries) with the streetscape, construction drawings, and elevations for the duplexes to be built as part of this project. The responses are due by May 21, 2010 from those organizations with an interest in doing the project and that have the ability to financially commit 25% of the development costs. If neither group can produce a financial commitment from their respective banks, the department can move forward with 100% of the development costs and later sell the completed project to a non-profit to manage and monitor.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/15
# of housing units	0	0	2	0/0	0/0	2/15

Activity Locations

Address	City	State	Zip
1105 Cedar Street	Augusta	NA	30901
1124 Florence Street	Augusta	NA	30901

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: 10
Activity Title: lease to purchase

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
221073117-5211119/408450-5444112-2

Project Title:
Development of Rental

Projected Start Date:
10/01/2009

Projected End Date:
05/31/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$245,305.00
Total CDBG Program Funds Budgeted	N/A	$245,305.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$2,300.00	$2,300.00
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:

Acquisition of properties in targeted zip codes for purpose of creating lease to purchase opportunities for those buyers not yet eligible for a mortage.

Location Description:

targeted zip codes

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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 12
Activity Title: Financing mechanisms

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Planned

Project Number:
221073117-5211119/408450-5444112-4

Project Title:
Financing mechanisms

Projected Start Date:
08/01/2009

Projected End Date:
09/12/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$100,000.00
Total CDBG Program Funds Budgeted	N/A	$100,000.00
Program Funds Drawdown	$2,500.00	$2,500.00
Obligated CDBG DR Funds	$2,500.00	$2,500.00
Expended CDBG DR Funds	$0.00	$0.00
AHCDD	$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:

subsidy and down payment assistance offered to household for gap financing and support to reduce the initial cost of homeownership

Location Description:

targeted zip codes

Activity Progress Narrative:

The $2,500 reported was for Down Payment Assistance offered to buyer of acquisition/rehab/resale property at 1737 Hicks Street on January 8, 2010. The property was a "dollar home" offered by HUD acquired on June 23, 2009 and rehabilitated with a mix of private institution funds from Wells Fargo Bank leveraged against NSP1 funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/3	0/4	0/10

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 5
Activity Title: Administrative rent

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
221073117-5311111/408450-5311111-5

Project Title:
Administrative Rent

Projected Start Date:
03/01/2008

Projected End Date:
09/02/2010

National Objective:
N/A

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$10,138.56
Total CDBG Program Funds Budgeted	N/A	$10,138.56
Program Funds Drawdown	$1,968.00	$9,840.00
Obligated CDBG DR Funds	$0.00	$10,138.56
Expended CDBG DR Funds	$0.00	$9,840.00
AHCDD	$0.00	$9,840.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

Rent ($422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

Rent of $984.00 is paid once monthly each month for two offices on the third floor and access to the third floor conference room.

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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 6
Activity Title: Administrative Salaries

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
221073117-5311111/408450-5311111-1

Project Title:
Administrative Salaries

Projected Start Date:
12/29/2008

Projected End Date:
09/12/2010

National Objective:
N/A

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$212,680.46
Total CDBG Program Funds Budgeted	N/A	$212,680.46
Program Funds Drawdown	$44,673.09	$108,491.44
Obligated CDBG DR Funds	$0.00	$212,680.46
Expended CDBG DR Funds	$0.00	$0.00
AHCDD	$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:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Salaries for staff employed under the NSP1 program. Includes a program manager, program inspector, and program administrator.

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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 7
Activity Title: Administrative Supplies/Equipment

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
221073117-5311111/408450-5311111-3

Project Title:
Administrative Supplies/Equipment

Projected Start Date:
12/01/2008

Projected End Date:
09/02/2010

National Objective:
N/A

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$9,362.30
Total CDBG Program Funds Budgeted	N/A	$9,362.30
Program Funds Drawdown	$8.06	$5,087.51
Obligated CDBG DR Funds	$0.00	$9,362.30
Expended CDBG DR Funds	$0.00	$838.41
AHCDD	$0.00	$838.41
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Supplies are ordered as needed by the program which may include printer ink for the color printer and copier ont he second floor, which is shared byt he departmnet but split between the three programs (HOME, CDBG, and NSP) for costs. Other expenses under this Activity include Fed-Ex shipping which most recently include contracts and amendments for property acquisitions.

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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 8
Activity Title: Training

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
221073117-5311111/408450-5311111-2

Project Title:
Administrative Training

Projected Start Date:
12/29/2008

Projected End Date:
12/31/2009

National Objective:
N/A

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$12,613.22
Total CDBG Program Funds Budgeted	N/A	$12,613.22
Program Funds Drawdown	$621.34	$7,729.24
Obligated CDBG DR Funds	$2,613.22	$12,613.22
Expended CDBG DR Funds	$0.00	$0.00
AHCDD	$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:

Staff training (cost for travel, lodging, and incidentals)

Location Description:

Various throughout Georgia

Activity Progress Narrative:

This activity includes any costs for training including per diem and travel reimbursements. This may include hotel, meals, mileage and parking.

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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 9
Activity Title: acquisition/rehab/redevelopment

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
221073117-5211119/408450-5444112-6

Project Title:
Redevelopment of Foreclosures

Projected Start Date:
08/01/2009

Projected End Date:
05/30/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
AHCDD

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$949,403.24
Total CDBG Program Funds Budgeted	N/A	$949,403.24
Program Funds Drawdown	$44,985.63	$114,232.65
Obligated CDBG DR Funds	($618,390.48)	$337,506.92
Expended CDBG DR Funds	$23,815.95	$319,818.18
AHCDD	$23,815.95	$319,818.18
Match Contributed	$0.00	$0.00
Program Income Received	$55,000.00	$55,000.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

New construction units and acquisition/rehab of existing developments for sale generating program income

Location Description:

Targeted zip codes

Activity Progress Narrative:

The acquisition of 3549 Gardenbrook Drive occurred during last quarter as a foreclosed property redeveloped for resale under Eligible Use E and Activity 9 of this Action Plan. The property sold in March 2010 and generated $55,000.00 in program income from the client's mortgage. The subsidy provided to the household maintains longterm affordability through the use fo a non-amortizing second lien for $23,815.95 for redevelopment of the propeprty and $3,921.81 as a deferred forgivable third lien for closing costs assistance.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	11/20
# of housing units	0	0	1	0/0	0/0	3/20
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	1	0	1	3/5	0/15	3/20
# of Persons benefitting	3	0	3	8/20	0/60	8/80
# of Permanent Jobs Created	0	0	0	0/1	0/4	0/5
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	1	0/0	0/0	1/20

Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
3549 Gardenbrook Drive	Augusta	NA	30906

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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