

Grantee: Savannah, GA

Grant: B-08-MN-13-0004

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-08-MN-13-0004

Obligation Date:**Award Date:****Grantee Name:**

Savannah, GA

Contract End Date:

03/19/2013

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$2,038,631.00

Grant Status:

Active

QPR Contact:

Carol Pierce

Estimated PI/RL Funds:

\$1,112,987.00

Total Budget:

\$3,151,618.00

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period****To Date**

N/A

\$3,151,617.70

Total Budget

\$0.00

\$3,151,617.70

Total Obligated

\$0.00

\$3,151,617.70

Total Funds Drawdown

\$0.00

\$2,437,901.33

Program Funds Drawdown

\$0.00

\$1,646,576.75

Program Income Drawdown

\$0.00

\$791,324.58

Program Income Received

\$0.00

\$1,249,574.15



Total Funds Expended	\$295,634.91	\$3,159,110.89
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$8,637.31
Limit on State Admin	\$0.00	\$8,637.31

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$509,657.75	\$795,239.98

Overall Progress Narrative:

In the 4rd Qtr 2013, the City of Savannah added 4 completed and purchased housing units to its NSP1 accomplishments. NSP1 funding to completed units now total 82; 43 single family homes and 39 multi family. NSP1 funding to Low income household activities are 36% (\$1,128,494) of total expenditures. NSP funding to all completed units total \$2,642,118 which is about 15% of the total development/ homebuyer costs, with other federal funding at 43% and private funding at 41%. The City Housing staff continues to work with developers on the development of properties as well as qualifying potential homebuyers. Total expenditure this quarter, for home buyer assistance, housing construction and administration was \$295,635. Program income generated by NSP1 activities this quarter totaled \$74,403.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, NSP Acquisition and Rehab	\$0.00	\$762,433.00	\$467,471.29
002, NSP Redevelop and Demolish Vacant Property	\$0.00	\$2,047,859.98	\$937,582.42
003, NSP Land Bank	\$0.00	\$0.00	\$0.00
004, NSP Demolish Blighted Structures	\$0.00	\$301,174.16	\$238,646.60
005, NSP Administration	\$0.00	\$40,150.56	\$2,876.44



Activities

Grantee Activity Number:	227-3150
Activity Title:	NSP Acquisition and Rehab

Activity Category:

Acquisition - general

Project Number:

001

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition and Rehab

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Savannah Housing Department

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$144,675.00
Total Budget	\$0.00	\$144,675.00
Total Obligated	\$0.00	\$144,675.00
Total Funds Drawdown	\$0.00	\$110,828.38
Program Funds Drawdown	\$0.00	\$110,523.38
Program Income Drawdown	\$0.00	\$305.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$40.00	\$110,668.38
City of Savannah Housing Department	\$40.00	\$110,668.38
Match Contributed	\$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:

4th Qtr 2013: Current anticipated units for this activity is two. One property was awarded to a developer to renovated and sell to



income eligible homebuyer. Completion is expected in the 1st Qtr 2014. Work continues to find eligible homeowners and/or developers for another property. Expense this quarter were for property maintenance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/7	0/7	0
# of Persons	0	0	0	0/0	0/0	0/0	0

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: 227-3151

Activity Title: NSP Redevelop Demolished or Vacant Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Redevelop and Demolish Vacant Property

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Savannah Housing Department

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,870,378.00
Total Budget	\$0.00	\$1,870,378.00
Total Obligated	\$0.00	\$1,870,378.00
Total Funds Drawdown	\$0.00	\$1,386,488.76
Program Funds Drawdown	\$0.00	\$784,879.59
Program Income Drawdown	\$0.00	\$601,609.17
Program Income Received	\$0.00	\$1,015,221.86
Total Funds Expended	\$285,088.42	\$2,076,888.40
City of Savannah Housing Department	\$285,088.42	\$2,076,888.40
Match Contributed	\$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:

In the 4th Qtr 2013 there were 3 additional units sold to eligible home buyers. To date 15 units have been completed and sold to homebuyers. All homes constructed and sold are energy efficient meeting EarthCraft criteria and feature geo-thermal HVAC systems. The average NSP funding per house is around 41% of the total development costs with private funding at 55%. The unit cost outlined includes acquisition, demolition, development and homebuyer costs. Reported expenses this quarter were primarily for home buyer assistance and construction costs.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	4	15/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	4	15/12
# of Singlefamily Units	4	15/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	4	3/0	3/12	15/12	40.00
# Owner Households	1	1	4	3/0	3/12	15/12	40.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
115 Crescent Dr	Savannah		Georgia	31404-1981	Match / Y
19 Inspiration Way	Savannah		Georgia	31404-1983	Match / Y
20 Green Cottage Way	Savannah		Georgia	31404-1984	Match / Y
520 W 60th St	Savannah		Georgia	31405-3126	Match / Y

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: 227-3153

Activity Title: NSP Demolition of Blighted Structures

Activity Category:

Disposition

Project Number:

004

Projected Start Date:

03/05/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Demolish Blighted Structures

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Savannah Community Planning and Development

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$301,174.16
Total Budget	\$0.00	\$301,174.16
Total Obligated	\$0.00	\$301,174.16
Total Funds Drawdown	\$0.00	\$239,144.86
Program Funds Drawdown	\$0.00	\$238,646.60
Program Income Drawdown	\$0.00	\$498.26
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$239,344.86
City of Savannah Community Planning and Development	\$0.00	\$239,344.86
Match Contributed	\$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:

4th QTR 2013, to date 66 units have been built in the area where 64 WWII era substandard housing units were demolished. The new units are EarthCraft certified for energy efficiency with the single family units utilizing geothermal HVAC systems. Total SINGLE FAMILY units is 27. Total NSP1 & NSP3 funding to the completed single family units was 15% of total development costs with private leverage at 53%. Total MULTI FAMILY units is 39 and all units are restricted to seniors and occupied by low income tenants. Total NSP1 funding to the completed multi-family units was 1% of total development costs with other federal funding at 99%. The total costs outlined for both single family and multi-family units includes acquisition, demolition and development. No funds expended this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	28/40

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	66/40
# of Multifamily Units	0	39/40
# of Singlefamily Units	3	27/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Georgia	-	Not Validated / N

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: 227-3154

Activity Title: Acquisition & Rehab- Low Income Population

Activity Category:

Acquisition - general

Project Number:

001

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Acquisition and Rehab

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Savannah Community Planning and Development

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$617,758.00
Total Budget	\$0.00	\$617,758.00
Total Obligated	\$0.00	\$617,758.00
Total Funds Drawdown	\$0.00	\$515,320.04
Program Funds Drawdown	\$0.00	\$356,947.91
Program Income Drawdown	\$0.00	\$158,372.13
Program Income Received	\$0.00	\$219,207.84
Total Funds Expended	\$50.00	\$525,394.04
City of Savannah Community Planning and Development	\$50.00	\$525,394.04
Match Contributed	\$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:

4th Qtr 2013: To date, all four units completed under this activity have been sold to low income homebuyers. Average NSP1 cost per unit is \$127,700. Development costs are 96% NSP1 funded and 4% private funding. The unit cost outlined includes acquisition, demolition, development and homebuyer costs. The local Habitat for Humanity has developed three of the four units. Housing staff continues to look for interested homebuyer/developer to complete the last unit in this activity. Reported expenses for this quarter were for maintenance.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		4/3	
# of Parcels acquired voluntarily	0		4/3	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		4/3	
# of Multifamily Units	0		0/0	
# 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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	227-3155
Activity Title:	Redevelop Demolish Vacant- Low Income Population

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Redevelop and Demolish Vacant Property

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Savannah Community Planning and Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$177,481.98
Total Budget	\$0.00	\$177,481.98
Total Obligated	\$0.00	\$177,481.98
Total Funds Drawdown	\$0.00	\$177,481.98
Program Funds Drawdown	\$0.00	\$152,702.83
Program Income Drawdown	\$0.00	\$24,779.15
Program Income Received	\$0.00	\$15,144.45
Total Funds Expended	\$0.00	\$177,481.98
City of Savannah Community Planning and Development	\$0.00	\$177,481.98
Match Contributed	\$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:

4th QTR 2013: Total activity has two Set-a-Side units completed and sold to low income households. The average per unit NSP funding for completed units is 88% of the total development cost, with private funding making up 12%. The local Habitat for Humanity organization constructed these energy efficient units. No funds expended this quarter.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/1	0/0	2/1	100.00
# Owner Households	0	0	0	2/1	0/0	2/1	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 227-3156

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

005

Projected Start Date:

03/05/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Savannah Community Planning and Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$40,150.56
Total Budget	\$0.00	\$40,150.56
Total Obligated	\$0.00	\$40,150.56
Total Funds Drawdown	\$0.00	\$8,637.31
Program Funds Drawdown	\$0.00	\$2,876.44
Program Income Drawdown	\$0.00	\$5,760.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$10,456.49	\$29,333.23
City of Savannah Community Planning and Development	\$10,456.49	\$29,333.23
Match Contributed	\$0.00	\$0.00

Activity Description:

General Administration activities as defined by NSP regulations.

Location Description:

Administration activities will take place at 2203 Abercorn Street and 6 E. Bay Street.

Activity Progress Narrative:

4th QTR 2013 funds were used to support a part time NSP Coordinator. Funding for this position uses both NSP1 and NSP3 administration funds.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Georgia	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

