

Grantee: Richland County, SC

Grant: B-08-UN-45-0002

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-08-UN-45-0002

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

Richland County, SC

Contract End Date:

03/16/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,221,859.00

Grant Status:

Active

QPR Contact:

LaKisha Wheeler

Estimated P/RL Funds:

\$250,059.88

Total Budget:

\$2,471,918.88

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Richland County NEIGHBORHOOD STABILIZATION PROGRAM (NSP) DRAFT SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN 2008 ANNUAL ACTION PLAN B. Distribution and Uses of Funds The NSP funds can be used for the following eligible areas: A. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; B. Purchase and rehabilitate homes and residential properties abandoned or foreclosed; C. Establish land banks for foreclosed homes; D. Demolish blighted structures; E. Redevelop demolished or vacant properties Allocation of Funds The RCCCD 2008 NSP allocation is \$2,221,859. Activities will include the purchase and redevelopment of foreclosed properties and financing mechanisms such as down payment and closing cost assistance to enable eligible homebuyers to purchase foreclosed properties. Funds may also be used to establish land banks for homes that have been foreclosed upon, to demolish blighted structures or redevelop demolished or vacant properties. The specific activities to be undertaken will be identified through the RFQ (Request for Qualifications) processes (to be described under *Distribution of Funds* later in this section of the Amendment) as well as local municipality set-asides. The RCCCD NSP amendment also provides the following attachments to support the areas of greatest need: Attachment A *Richland County Foreclosed Properties for January & August 2008* (Raw Source: Richland County Master in Equity) and Attachment B *Richland County Estimated Foreclosure by Census Tract and Block Group* (Source: HUD User.org <http://www.huduser.org/datasets/nsp.html>). Attachment C is a map of Richland County by zip code and other data layers. Attachment E shows data for initial foreclosures filings from RealtyTrac, HMDA Loan Originations, and First Quarter of 2008 Loan Delinquency Rates, Selected 2007 Data from the American Community Survey and Richland county mortgage statistic information. Finally, according to the SC State Housing Finance and Development Authority NSP Amendment, Attachment A, Richland County ranks #1 in estimated number of foreclosures with 4,579, #1 in total 90 day vacant residential addresses at 6,327 and #1 in total number of newer HMDA high cost loans between 2004-2007 at 12,353 loans. The vacant residential property ranking for the county is #5 in the State, with Horry County as #1. Distribution of Funds The RCCCD *s* RFP process may award funding to entities that comply with HUD *s* requirements for meeting the following: 1. In one of the areas identified as *greatest need* found in Attachments A and B; 2. Ability to meet the 18-month obligation requirements; 3. Ability to meet the four year expenditure requirements; and 4. Project/program *s* ability to stabilize neighborhoods at risk due to foreclosures or abandonment of properties that demonstrate local greatest need.

Distribution and and Uses of Funds:

of financing to indivnd other property owners that NSP funds are provided to at the local level via the RFP process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 50% and below low- to moderate-income beneficiaries. *For housing related activities:* The tenure of beneficiaries will include both rental and homeownership to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment will be in keeping with the HOME Program recapture model which uses deferred, forgivable loans for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis. Activity # 2: Richland County County-wide NSP Program (1) Activity Name: Richland County County-wide NSP Program (2) Activity Types: All five NSP-eligible activities will be allowed under this program: *§2301(c)(3)(A)* - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). *§2301(c)(3)(B)* - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). *§2301(c)(3)(C)* - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). *§2301(c)(3)(D)* - Demolish blighted structures. (CDBG activity = clearance/demolition). *§2301(c)(3)(E)* - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Housing at 120% LMMI (4) Activity Description: This program will be available in the areas identified as areas of greatest need throughout Richland County. The minimum per recipient will be \$250,000 to any one recipient. Partnerships are encouraged, but



contracts and monitoring will be made with the lead agency. (5) Location Description: The RCCCD has identified pockets and areas within Richland County showing the areas of greatest need found in Attachments A and B. Specific locations will be identified through the RFQ process. (6) Performance Measures: Using an estimated average of \$100,000 per unit, the RCCCD anticipates that this program may provide as many as 10 acquired and rehabilitated or redevelopment housing units. (7) Total Budget: \$1,000,000.00 (8) Responsible Organization: Entities will be selected through the RFQ process previously described. Local governments, nonprofit entities, local housing authorities and for-profit entities are eligible to apply but must meet the experience and capacity requirements outlined in the RFQ. (9) Projected Start Date: March 1, 2009 (10) Projected End Date: March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value. Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose reasonable

Distribution and and Uses of Funds:

terms of financing to rental property owners that are reasonable and appropriate for 120% low- to moderate-income beneficiaries. For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis. Activity #3: Target Neighborhoods Efforts in Arthurtown and Ridgewood (1) Activity Name: Targeted Neighborhood Revitalization Efforts (2) Activity Type: 2) Activity Types: All five NSP-eligible activities will be allowed under this program: §2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). §2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). §2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition). §2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Area Benefit (4) Activity Description: This program will provide up to \$150,000 as a set-aside to work in tandem with Community Development Block Grant (CDBG) and HOME Investment Act (HOME) for current targeted areas of Arthurtown and Ridgewood. Ridgewood is in Census Tract 106, Block Group 4, which ranks in the highest foreclosure priority as evidence on the chart, Attachment B and has over 71% LMMI. Arthurtown is in Census Tract 116.05 and has over 66% LMMI. (5) Location Description: Ridgewood is in Census Tract 106, Block Group 4, it is located in the north Columbia area and sits along Monticello Road, between I-20 and Summit Avenue. Arthurtown is located in Census Tract 116.05. It is located south west of downtown Columbia, past the University of South Carolina's Williams-Brice Stadium. (6) Performance Measures: The RCCCD anticipates the assistant for up to 5 homes assisted in tandem with CDBG and HOME funds in these targeted areas. (7) Total Budget \$150,000.00 (8) Responsible Organization: The RCCCD will be the responsible organization as it folds this set-aside in with viable CDCs that are currently operating or pending operating in these areas. (9) Projected Start Date: March 1, 2009 (10) Projected End Date March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value; Forms of Assistance:

Distribution and and Uses of Funds:

G. NSP INFORMATION BY ACTIVITY Activity # 1: NSP Set-Aside for 50% and below median income residents (1) Activity Name: 50% and below median income residents- Special Target Populations (2) Activity Types: All five NSP-eligible activities will be allowed under this program: §2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). §2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). §2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition). §2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Housing, 50% and below Low-Mod Area Benefit (4) Activity Description: This program will be available to benefit only persons who are 50% and below median income. Projects will be solicited from entities that will address this segment of the population, to include but not limited to: HIV/AIDS, Veterans-especially those who have recently served in Iraq and Afghanistan, permanent supportive housing. Applications will be reviewed and selected through the RFP process previously described. Applicants for funding will be required to provide data on local needs and market conditions and to demonstrate how proposed projects will address such needs. Projects will provide housing units for low to moderate income persons as defined in the NSP at or below 50% of area median income. (5) Location Description: The RCCCD has identified pockets within Richland County noting the potential areas of greatest need found in Attachments A and B. Specific locations will be identified through the RFP process. (6) Performance Measures: Using an estimated average of \$50,000 per unit, the RCCCD anticipates that this program may provide as many as 11 properties. To the extent that activities other than residential housing are proposed (demolition, redevelopment of demolished or vacant properties for commercial or industrial use), that number could be less. (7) Total Budget: \$555,465.00 (8) Responsible Organization: Applicants will be selected through the RFQ process previously described by a pre-designated NSP committee. Local governments, nonprofit entities, local housing authorities and for-profit entities are eligible to apply but must meet the experience and capacity requirements outlined in the RFQ. (9) Projected Start Date: March 1, 2009 (10) Projected End Date: March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current appraised value. Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose reasonable

Distribution and and Uses of Funds:

Funds will be provided in the form of a grant to rental property owners that are reasonable and appropriate for 120% low- to moderate-income beneficiaries. For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10



years depending upon the amount of NSP funds provided on a per unit basis. 11 Activity 4: Demolition Efforts (1) Activity Name: Demolition Efforts (2) Activity Type: §2301(c)(3)(D) Demolish blighted structures. (CDBG activity = clearance/demolition). (3) National Objective: Low-Mod Area Benefit (4) Activity Description: This program will provide up to \$150,000 to Richland County's Planning and Development Services to demolish unsafe, abandoned and blighted Housing throughout Richland County to protect public health and safety. To meet the Low-Mod Area Benefit national objective, such properties must be located in low-mod income areas (as defined by CDBG) and must demonstrate readiness when proposals are submitted to the Authority. (5) Location Description: The Richland County Planning and Development Services Department has a listing of all county housing units within Richland County that are deemed by HUD's definition of blighted structures and meet the county's standards of unsafe for human habitation. Specific locations of properties will be identified through the RFP process previously described. (6) Performance Measures: Because each demolition ranges between \$3,500 to \$5,000 per demolition, Richland County is anticipating between 42-30 demolitions (7) Total Budget \$150,000.00 (8) Responsible Organization: The Richland County Planning and Development Services Department will take the lead on the demolitions of blighted structures and will report back to the Richland County Community Development Department (9) Projected Start Date: March 1, 2009 (10) Projected End Date March 1, 2013 (11) Specific Activity Requirements: Not applicable (this is not an acquisition or housing activity). Activity 5: Richland County & City of Columbia Allocation (1) Activity Name: Richland County & City of Columbia Allocation for Inner City Activity 2) Activity Types: All five NSP-eligible activities will be allowed under this program: §2301(c)(3)(A) - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers. (CDBG activity = varies based on activity type B-E financing is done in connection with [e.g., acquisition] and includes direct homeownership assistance). §2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop such homes and properties. (CDBG activity = acquisition and rehabilitation). §2301(c)(3)(C) - Establish land banks for homes that have been foreclosed upon. (CDBG activity = acquisition)

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on, disposition). §2301(c)(3)(D) - Demolish blighted structures. (CDBG activity = clearance/demolition). §2301(c)(3)(E) - Redevelop demolished or vacant properties. (CDBG activity = various including acquisition, disposition, public facilities, new construction). (3) National Objective: Low-Mod Housing at 120% LMMI (4) Activity Description: This program will be available in the inner city of Columbia areas only as identified as areas of greatest need within the city of Columbia. A high area of greatest need fall within 29203 and 29204 zip codes . Partnerships are encouraged, but contracts and monitoring will be made with the lead agency. (5) Location Description: The RCCCD has identified pockets and areas within the city of Columbia showing the areas of greatest need found in Attachments A and B, to include a concentration in zip codes 29203 and 29204. Specific locations will be identified through the RFQ process. (6) Performance Measures: The City of Columbia is anticipating the application and approval of SC State NSP funding. It is anticipated the City will apply for \$3 million in the Tier 1 State NSP initiatives program. Any State NSP will be leveraged with RCCCD NSP to address areas of greatest need. Using an estimated average of \$100,000 per unit, the RCCCD anticipates that this program may provide up to 32 acquired and rehabilitated or redevelopment housing units combined. (7) Total Budget: \$144,209.00 (8) Responsible Organization: The City of Columbia Community Development Department will be the responsible lead organization and will report back to the Richland County Community Development Department (9) Projected Start Date: March 1, 2009 (10) Projected End Date: March 1, 2013 (11) Specific Activity Requirements: Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market-appraised value. Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to proposed reasonable terms of financing to rental property owners that NSP funds are provided to at the local level via the RFQ process. The RCCCD will ensure that interest rates and terms are reasonable and appropriate for 120% low- to moderate-income beneficiaries. For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process. The duration or term of assistance and continued affordability will be ensured as outlined in Section C. This Amendment in keeping with the HOME Program affordability model and will be using restrictive covenants for a term of 5 or 10 years depending upon the amount of NSP funds provided on a per unit basis.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,509,610.31
Total Budget	\$0.00	\$2,469,610.31
Total Obligated	\$0.00	\$2,429,610.31
Total Funds Drawdown	\$74,431.33	\$2,308,311.91
Program Funds Drawdown	\$32,122.76	\$2,076,219.64



Program Income Drawdown	\$42,308.57	\$232,092.27
Program Income Received	\$0.00	\$250,059.88
Total Funds Expended	\$0.00	\$816,224.24
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	\$333,278.85	\$0.00
Limit on Admin/Planning	\$222,185.90	\$164,156.68
Limit on State Admin	\$0.00	\$164,156.68

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$555,464.75	\$832,383.61

Overall Progress Narrative:

Richland County continues to work with funding partners to ensure program compliance. NSP has been a help in several of the hardest hit zip codes to include but not limited to 29229 and 29223. During this quarter, we received Technical Assistance from Aida Andujar from the Florida Housing Coalition due to concerns with disposition of properties, meeting the 25% set aside for 50% and below and expenditure of funds. With her assistance, we were able to formulate a plan which consisted of Richland County meeting with funding partners and implementing a deadline in which 1 property needing to complete rehab and the remaining 2 properties leased to households with income at or below 50% area median income, which will assist in Richland County reaching its 25% set aside. As a result of the efforts of our Technical Advisor and Richland County, we were able to complete rehab and leased all 3 properties to households with incomes at or below 50% area median income. We were also able to drawdown additional funds due to the disposition of properties and additional revisions in the action plan by adding another 25% set aside activity and revising to the national objective on two other activities. Richland County will continue to work with funding partners and program compliance will remain a priority.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acquisition/Rehab, Acquisition/Rehabilitation	\$0.00	\$1,140,381.58	\$934,246.41
Acquisition/Rehab - 25%, Acquisition and Rehab-SLCDC/CAP -	\$0.00	\$555,465.00	\$549,690.47
Acquisition/Rehab-25%, Acquisition/Rehabilitation-Columbia	\$0.00	\$0.00	\$40,000.00



Acquisition/Rehab-25%, Acquisition/Rehab- Neighborhood Rev-	\$0.00	\$236,918.61	\$150,000.00
Admin, Administration	\$32,122.76	\$222,185.00	\$152,805.64
Aquisition/Rehab - COC, Aquisition and Rehabilitation - City of	\$0.00	\$124,660.12	\$124,660.12
Demo, Demolition of Blighted Structures	\$0.00	\$150,000.00	\$124,817.00



Activities

Grantee Activity Number: NSP-I-031609-01
Activity Title: Rehabilitation - 25%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab - 25%

Projected Start Date:

03/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehab-SLDCDC/CAP - 25% set aside

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

10/30/2012

Responsible Organization:

Richland County Government

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$555,465.00
Total Budget	\$0.00	\$555,465.00
Total Obligated	\$0.00	\$555,465.00
Total Funds Drawdown	\$5,774.53	\$555,465.00
Program Funds Drawdown	\$0.00	\$549,690.47
Program Income Drawdown	\$5,774.53	\$5,774.53
Program Income Received	\$0.00	\$23,713.00
Total Funds Expended	\$0.00	\$254,207.20
Richland County Government	\$0.00	\$254,207.20
Match Contributed	\$0.00	\$0.00

Activity Description:

Richland County awarded a developer contract to Santee-Lynches Affordable Housing and Community Development Corporation (Santee-Lynches). Santee-Lynches has entered into a partnership agreement with Community Assistance Providers, Inc. (CAP) in order to complete NSP activities. Santee-Lynches is the lead agency and CAP is responsible for managing and maintaining files.

Location Description:

Zip Codes of 29229 and 29223. These areas have been chosen based on the high rate of foreclosure, high percentage of subprime mortgage loans and the likelihood of continued foreclosure activity.

Activity Progress Narrative:

During this quarter, program income of \$5,774.53 was drawn down on September 24, 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/5	0/0	5/5	100.00
# Renter Households	0	0	0	5/5	0/0	5/5	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:	NSP-I-031609-02
Activity Title:	Rehabilitation - LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acquisition/Rehab

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/16/2009

Projected End Date:
03/16/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Richland County Government

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,140,381.58
Total Budget	\$0.00	\$1,140,381.58
Total Obligated	\$0.00	\$1,140,381.58
Total Funds Drawdown	\$0.00	\$1,055,079.11
Program Funds Drawdown	\$0.00	\$934,246.41
Program Income Drawdown	\$0.00	\$120,832.70
Program Income Received	\$0.00	\$136,138.70
Total Funds Expended	\$0.00	\$354,901.54
Richland County Government	\$0.00	\$354,901.54
Match Contributed	\$0.00	\$0.00

Activity Description:

Richland County awarded two (2) developer contracts for this allocation of funds. Santee Lynches Community Development Corporation will receive \$562,705.00 to acquire, rehabilitate, and rent single family homes to LMMI residents in the unincorporated portions of Richland County. Columbia Housing Authority will receive \$437,295.00 to acquire, rehabilitate, and sell single family homes to LMMI residents in the unincorporated portions of Richland County.

Location Description:

Unincorporated portions of Richland County. Focus is on areas that have the highest rates of foreclosure and are experiencing continued abandonment, vacancy and foreclosure.

Activity Progress Narrative:

During this quarter, \$40,000 was moved from this activity to Activity #7 to reflect the amount that was drawn down for 3 properties that were used for the 25% set aside.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	4/8

	This Report Period Total	Cumulative Actual Total / Expected Total

# of Housing Units	0	1/8
# of Singlefamily Units	0	1/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/4	0/4	2/8	100.00
# Renter Households	0	0	0	2/4	0/0	2/4	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)	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-I-031609-03
Activity Title:	Acquisition/Rehab-Neighborhood Rev-25% set aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab-25%

Projected Start Date:

03/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab- Neighborhood Rev-25% Set Aside

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Richland County Government

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$236,918.61
Total Budget	\$0.00	\$236,918.61
Total Obligated	\$0.00	\$236,918.61
Total Funds Drawdown	\$0.00	\$218,951.00
Program Funds Drawdown	\$0.00	\$150,000.00
Program Income Drawdown	\$0.00	\$68,951.00
Program Income Received	\$0.00	\$90,208.18
Total Funds Expended	\$0.00	\$10,142.00
Richland County Government	\$0.00	\$10,142.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used for rehabilitation and in fill housing in the Ridgewood Neighborhood Revitalization community for households whose incomes are at or under 50% Area Median Income.

Location Description:

These funds will be designated to be used in either/or Aurthertown or Ridgewood to assist in our Neighborhood Revitalization (CDBG) efforts in those communities.

Activity Progress Narrative:

The Richland County Infill Project originally targeted 5 properties total. Only two (2) of those properties were funded with NSP 1. One (1) property was funded with CDBG-R, one (1) has yet to be developed and the last remaining property was found not feasible. During this quarter, one property was rehabbed and owner occupied by an single member household with an income at or below 50% area median income.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
814 Dixie Ave	Columbia		South Carolina	29203-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program (NSP)	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-I-031609-04
Activity Title:	Demolition - Unsafe Housing - RC planning

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
Demo

Project Title:
Demolition of Blighted Structures

Projected Start Date:
03/16/2009

Projected End Date:
03/16/2013

Benefit Type:
()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Richland County Planning and Development Services

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$25,183.00	\$150,000.00
Program Funds Drawdown	\$0.00	\$124,817.00
Program Income Drawdown	\$25,183.00	\$25,183.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$77,846.75
Richland County Planning and Development Services	\$0.00	\$77,846.75
Match Contributed	\$0.00	\$0.00

Activity Description:

These efforts will be focused on demolition of unsafe, abandoned housing units throughout unincorporated Richland County.

Location Description:

These properties are located in the unincorporated areas of Richland County.

Activity Progress Narrative:

No activity to report during this quarter

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	37/28



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)	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: NSP-I-031609-05
Activity Title: Rehab - City of Columbia

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 Aquisition/Rehab - COC

Project Title:
 Aquisition and Rehabilitation - City of Columbia

Projected Start Date:
 03/16/2009

Projected End Date:
 03/16/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Columbia

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$124,660.12
Total Budget	\$0.00	\$124,660.12
Total Obligated	\$0.00	\$124,660.12
Total Funds Drawdown	\$0.00	\$124,660.12
Program Funds Drawdown	\$0.00	\$124,660.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$102,260.12
City of Columbia	\$0.00	\$102,260.12
Match Contributed	\$0.00	\$0.00

Activity Description:

A City of Columbia set-aside to work with Community Development Corporations in the areas of highest concentration for foreclosure, sub prime lending and delinquencies. The set-aside is based upon an elevated level of foreclosures within the inner city census tracts. The City of Columbia Community Development Department will oversee this effort.

Location Description:

This property is located in the corporate city limits of Columbia.

Activity Progress Narrative:

No activity to report during this quarter

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	1/1

of Singlefamily Units

0

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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:	NSP-I-031609-06
Activity Title:	Administrative Costs Associated with NSP I

Activity Category:

Administration

Project Number:

Admin

Projected Start Date:

03/16/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Richland County Government

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$222,185.00
Total Budget	\$0.00	\$222,185.00
Total Obligated	\$0.00	\$222,185.00
Total Funds Drawdown	\$43,473.80	\$164,156.68
Program Funds Drawdown	\$32,122.76	\$152,805.64
Program Income Drawdown	\$11,351.04	\$11,351.04
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$16,866.63
Richland County Government	\$0.00	\$16,866.63
Match Contributed	\$0.00	\$0.00

Activity Description:

For Administrative Costs Associated with NSP Round I funds

Location Description:

Richland County Government

Activity Progress Narrative:

During this quarter, program income of \$11,351.04 and Program Funds of \$32,122.76 were drawn down on 9/25/2012.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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)	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	NSP-I-031609-07
Activity Title:	Acquisition/Rehab-Columbia Housing-25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab-25%

Projected Start Date:

03/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Columbia Housing-25% Set Aside

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Richland County Government

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$40,000.00
Total Budget	\$0.00	\$40,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$40,000.00
Program Funds Drawdown	\$0.00	\$40,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Richland County Government	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This funds will be used for the rehabilitation of homes and set aside for households whose incomes are at or under 50% area median income. Please refer to Activity NSP-I-031609-02. Richland County awarded two (2) developer contracts for this allocation (NSP-I-031609-02). Columbia Housing Authority will receive \$437,295.00 to acquire, rehabilitate, sell and rent family homes to LMMI residents in the unincorporated portions of Richland County. This activity is for the properties whose household incomes where at or under the 50% area median income.

Location Description:

Zip codes of 29223 and 29229. These areas have been chosen based on the high rate of foreclosure and the likelihood of continued foreclosure activity.

Activity Progress Narrative:

During this quarter three (3) houses were rehabbed and leased to households whose incomes are at or below 50% area median income. These properties were located in several of the hardest hit zip codes of 29229 and 29223. This new activity was created for Columbia Housing Authority (Subrecipient) for the acquisition/rehab of properties in the unincorporated portions of Richland County and was used for the 25% set aside for individuals whose incomes are at 50% or below AMI. Originally, these properties were under Activity #2 Rehabilitation LMMI, but we needed to separate the two in order to reflect those units that met the 25% set aside. Out of a total of 6 properties, 3 were households in this quarter incomes at 50% or below AMI. Columbia Housing Authority was awarded a total of \$437,295.00 and we took \$40,000 of the total grant amount and moved it to Activity #7 to reflect the amount that was used for acquisition/rehab 25% set aside. Disclaimer: Please note IDIS TAU has assisted Richland County with this activity. In the future, we will move vouchers to the activity in order to aggregate the total amount for Columbia Housing Authority allocated to 25% set aside.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
34 Glen Knoll Place	Columbia		South Carolina	29229-	Match / N
4 Moody View Court	Columbia		South Carolina	29223-	Match / N
1706 Ardmore Road	Columbia		South Carolina	29223-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program (NSP)	\$40,000.00
Total Other Funding Sources	\$0.00