

**Grantee: Richland County, SC**

**Grant: B-08-UN-45-0002**

**July 1, 2011 thru September 30, 2011 Performance Report**

**Grant Number:**

B-08-UN-45-0002

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

Richland County, SC

**Award Date:****Grant Amount:**

\$2,221,859.00

**Contract End Date:**

03/16/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Ebony Je'Tuan Woods

**Disasters:****Declaration Number**

NSP

**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:**

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 *greatest need* found in Attachments A and B. Specific locations will be identified through the

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:  $\zeta$  Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current appraised value.  $\zeta$  Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose reasonable terms of financing to individual 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.  $\zeta$  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:  $\zeta$  §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).  $\zeta$  §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).  $\zeta$  §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).  $\zeta$  §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  $\zeta$  areas of greatest need  $\zeta$  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:  $\zeta$  Discount Rate: For acquisition activities, properties must be purchased at a 5-15% discount rate from the current market appraised value.  $\zeta$  Forms of Assistance: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose 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.  $\zeta$  For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process.  $\zeta$  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  $\zeta$  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:  $\zeta$  §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).  $\zeta$  §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).  $\zeta$  §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).  $\zeta$  §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 CDC's 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: Funds will be provided in the form of a grant to recipients. Recipients will be allowed to propose 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.  $\zeta$  For housing related activities: The tenure of beneficiaries will include tenants to be determined through the RFQ process.  $\zeta$  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, 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,221,859.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,221,859.00
<b>Program Funds Drawdown</b>	\$4,652.38	\$1,943,733.39
<b>Program Funds Obligated</b>	\$0.00	\$2,221,859.00
<b>Program Funds Expended</b>	\$82,772.36	\$812,785.49
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$39,019.00	\$250,059.88
<b>Program Income Drawdown</b>	\$23,458.10	\$189,783.70

## 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	\$103,091.75
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$555,464.75	\$555,465.00

## 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. Funding partners have focused their efforts in the areas throughout the County.

Marketing homes currently on the market will remain a priority for the next reporting period.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Acquisition/Rehab, Acquisition/Rehabilitation	\$0.00	\$1,019,548.88	\$891,474.05
Acquisition/Rehab - 25%, Acquisition and Rehab - 25% set aside	\$0.00	\$555,465.00	\$549,690.47
Acquisition/Rehab, Acquisition/Rehabilitation - Neighborhood	\$0.00	\$150,000.00	\$150,000.00
Admin, Administration	\$4,652.38	\$222,185.00	\$103,091.75
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

**Activity Status:**

Under Way

**Project Number:**

Acquisition/Rehab - 25%

**Project Title:**

Acquisition and Rehab - 25% set aside

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Richland County Government

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$555,465.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$555,465.00
<b>Program Funds Drawdown</b>	\$0.00	\$549,690.47
<b>Program Funds Obligated</b>	\$0.00	\$555,465.00
<b>Program Funds Expended</b>	\$0.00	\$254,207.20
Richland County Government	\$0.00	\$254,207.20
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$23,713.00	\$23,713.00
<b>Program Income Drawdown</b>	\$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:**

Santee Lynches has completed this activity. Program Income Reports are submitted to Richland County Community Development. This activity has generated \$23,713.00 in program income to date.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	5/5
<b># ELI Households (0-30% AMI)</b>	0	0/0

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# 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	

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<b>Grantee Activity Number:</b>	<b>NSP-I-031609-02</b>
<b>Activity Title:</b>	<b>Rehabilitation - LMMI</b>

**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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Richland County Government

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,019,548.88
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,019,548.88
<b>Program Funds Drawdown</b>	\$0.00	\$891,474.05
<b>Program Funds Obligated</b>	\$0.00	\$1,019,548.88
<b>Program Funds Expended</b>	\$82,772.36	\$354,901.54
Richland County Government	\$82,772.36	\$354,901.54
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$15,306.00	\$136,138.70
<b>Program Income Drawdown</b>	\$23,458.10	\$120,832.70

**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:**

Santee Lynches has met all program requirements under this activity. Program income reports are submitted to Richland County Community Development. This activity has generated \$15,306.00 in program income to date. Columbia Housing Authority expended program income on the following homes:  
 17 Founder's Lake Court-\$10,578.54 for rehabilitation  
 1706 Ardmore Street-\$2,033.62 for rehabilitation  
 34 Glen Knoll Place-\$10,845.94 for rehabilitation  
 Columbia Housing Authority made a draw of \$82,772.36 for the acquisition of 34 Glen Knoll Place during this reporting period also. These properties are currently on the market. The Columbia Housing Authority did not make draws until this quarter. Richland County continues to work closely with the CHA to monitor the amount of time homes stay on the market.

**Accomplishments Performance Measures**

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

0

4/8

	This Report Period	Cumulative Actual Total / Expected
	Total	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
# Owner Households	0	0	0	0/0	0/4	0/4	0
# 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

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**Grantee Activity Number:** NSP-I-031609-03

**Activity Title:** Rehabilitation - Neighborhood Revitalization

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

Acquisition/Rehab

**Project Title:**

Acquisition/Rehabilitation - Neighborhood Revitalization

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Richland County Government

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Funds Obligated</b>	\$0.00	\$150,000.00
<b>Program Funds Expended</b>	\$0.00	\$10,142.00
Richland County Government	\$0.00	\$10,142.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$68,951.00

**Activity Description:**

Funds will be used for rehabilitation and in fill housing in the Ridgewood Neighborhood Revitalization community.

**Location Description:**

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

**Activity Progress Narrative:**

Marketing has been the focus during this reporting period. Richland County Community Development continues to host down payment assistance orientation at the homes. The sales prices on both homes have been reduced to attract buyers. 814 Dixie was originally \$104,900 and has been reduced to \$97,500. 5131 Woodbrier was originally \$116,900 and has been reduced to \$111,900. These homes have been on the market since July, 2011.

The program income drawdown for this activity was generated from the sale of a home in activity 5.

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

# of Singlefamily Units

0

0/0

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

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<b>Grantee Activity Number:</b>	<b>NSP-I-031609-04</b>
<b>Activity Title:</b>	<b>Demolition - Unsafe Housing - RC planning</b>

**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:**  
N/A

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Richland County Planning and Development Services

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$124,817.00
<b>Program Funds Obligated</b>	\$0.00	\$150,000.00
<b>Program Funds Expended</b>	\$0.00	\$74,408.00
Richland County Planning and Development Services	\$0.00	\$74,408.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

The addresses above are demolitions that took place. Please note that during the next reporting period Richland County Community Development will work to close out this activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	5	36/28

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
1413 Basil Road	Columbia	NA	29209
224 Dubard Boyles Road	Columbia	NA	29203
117 Barberville Loop	Hopkins	NA	29061
1407 Head Street	Columbia	NA	29204
422 Dubard Boyles Road	Columbia	NA	29203

## 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

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<b>Grantee Activity Number:</b>	<b>NSP-I-031609-05</b>
<b>Activity Title:</b>	<b>Rehab - City of Columbia</b>

**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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Columbia

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$124,660.12
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$124,660.12
<b>Program Funds Drawdown</b>	\$0.00	\$124,660.12
<b>Program Funds Obligated</b>	\$0.00	\$124,660.12
<b>Program Funds Expended</b>	\$0.00	\$102,260.12
City of Columbia	\$0.00	\$102,260.12
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$90,208.18
<b>Program Income Drawdown</b>	\$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:**

This activity is closed. \$90,208.18 in program income was returned to Richland County Community Development. These funds were used to complete the rehabilitation of the homes in activity 3. To date 68, 951.00 of the program income has been drawn under activity 3. The remaining of the funds will be drawn next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	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	

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**Grantee Activity Number:** NSP-I-031609-06

**Activity Title:** Administrative Costs Associated with NSP I

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

Admin

**Project Title:**

Administration

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Richland County Government

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$222,185.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$222,185.00
<b>Program Funds Drawdown</b>	\$4,652.38	\$103,091.75
<b>Program Funds Obligated</b>	\$0.00	\$222,185.00
<b>Program Funds Expended</b>	\$0.00	\$16,866.63
Richland County Government	\$0.00	\$16,866.63
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

For Administrative Costs Associated with NSP Round I funds

**Location Description:**

Richland County Government

**Activity Progress Narrative:**

The NSP Manager continues to work with funding partners to ensure program compliance. Funding partners continue to submit reports on a monthly basis. The NSP Manager has taken advantage of several of the NSP Webinars during this reporting period and will be attending DRGR Training in Ohio during the next reporting period. During the next reporting period additional NSP draws will be made. It is also RCCD's goal to work closely with CHA to have additional houses sold.

**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

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