

Grantee: Columbus-Muscogee, GA

Grant: B-08-MN-13-0003

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-13-0003

Obligation Date:**Grantee Name:**

Columbus-Muscogee, GA

Award Date:**Grant Amount:**

\$3,117,039.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$711,239.19

\$3,117,039.00

\$355,495.23

\$0.00

\$0.00

\$0.00

To Date

\$3,117,039.00

\$3,117,039.00

\$711,239.19

\$3,117,039.00

\$778,775.61

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$73.33
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$467,555.85	\$0.00
Limit on Admin/Planning	\$311,703.90	\$90,493.44
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Columbus has completed the purchase of seven homes this quarter and have six homes under rehabilitation. The City also has one home under demolition contract and two homes under sales contract to qualified home buyers.

The City has expended and/or obligated 25% of our funding.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, CCG Administration	\$57,796.20	\$5,162.14	\$57,796.20	\$5,162.14
1A, HOUSING AUTHORITY ADMINISTRATION	\$121,101.90	\$18,505.83	\$121,101.90	\$18,505.83
1B, NEIGHBORWORKS OF COLUMBUS	\$121,101.90	\$37,028.44	\$121,101.90	\$37,028.44
2, DEMOLITION	\$150,000.00	\$0.00	\$150,000.00	\$0.00
3, DOWN PAYMENT ASSISTANCE	\$157,500.00	\$0.00	\$157,500.00	\$0.00
3A, DOWN PAYMENT ASSISTANCE 25%	\$87,500.00	\$0.00	\$87,500.00	\$0.00
4, HOUSING AUTHORITY REHABILITATION	\$182,257.00	\$0.00	\$182,257.00	\$0.00
4A, HOUSING AUTHORITY REHABILITATION 25%	\$60,753.00	\$0.00	\$60,753.00	\$0.00
5, NEIGHBORWORKS REHABILITATION	\$182,257.00	\$140,107.28	\$182,257.00	\$140,107.28
5A, NEIGHBORWORKS REHAB/25% SET ASIDE	\$60,753.00	\$0.00	\$60,753.00	\$0.00
6, ACQUISITION-HOUSING AUTHORITY/GENERAL	\$697,883.00	\$200,109.06	\$697,883.00	\$200,109.06
6A, ACQUISITION-HOUSING AUTHORITY 25% SET ASIDE	\$270,127.00	\$0.00	\$270,127.00	\$0.00
7, ACQUISITION-NEIGHBORWORKS/GENERAL	\$697,883.00	\$310,326.44	\$697,883.00	\$310,326.44
7A, ACQUISITION/NEIGHBORWORKS-25% SET ASIDE	\$270,126.00	\$0.00	\$270,126.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	(\$3,117,039.00)	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1
Activity Title: CCG ADMINISTRATION

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/05/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

CCG Administration

Projected End Date:

09/05/2010

Responsible Organization:

COLUMBUS CONSOLIDATED GOVERNMENT

Overall

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$57,796.20
Total CDBG Program Funds Budgeted	N/A	\$57,796.20
Program Funds Drawdown	\$5,162.14	\$5,162.14
Obligated CDBG DR Funds	\$57,796.20	\$57,796.20
Expended CDBG DR Funds	\$361.73	\$5,162.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA WILL RETIAN 10% OF ITS NSP AWARD TO BE USED FOR THE FUNDING OF ADMINISTRATIVE COSTS. ALLOCATIONS WILL BE ADMINISTERED TO EACH SUB RECIPIENT ON A REIMBURSEMENT BASIS FOR REASONABLE AND JUSTIFIABLE ADMINISTRATIVE COSTS.

Location Description:

420 10TH STREET COLUMBUS, GEORGIA 31901

Activity Progress Narrative:

Administrative activities continue to be expended and disbursed through the Columbus Consolidated Government during the 3rd Quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1A

Activity Title: HOUSING AUTHORITY ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1A

Project Title:

HOUSING AUTHORITY ADMINISTRATION

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

N/A

Responsible Organization:

HOUSING AUTHORITY OF COLUMBUS

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$121,101.90
Total CDBG Program Funds Budgeted	N/A	\$121,101.90
Program Funds Drawdown	\$18,505.83	\$18,505.83
Obligated CDBG DR Funds	\$121,101.90	\$121,101.90
Expended CDBG DR Funds	\$35,269.30	\$39,581.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE HOUSING AUTHORITY OF COLUMBUS WILL BE AWARDED A PORTION OF THE CITY'S NSP GRANT TO BE USED FOR THE FUNDING OF ADMINISTRATIVE COSTS. THE ADMINISTRATIVE BUDGET WILL BE ALLOCATED TO THE HOUSING AUTHORITY BASED ON 10% OF THE TOTAL AMOUNT AWARDED TO THE CITY. ALLOCATIONS WILL BE ADMINISTERED ON A REIMBURSEMENT BASIS FOR REASONABLE AND JUSTIFIABLE ADMINISTRATIVE COSTS.

Location Description:

1000 WYNNTON ROAD COLUMBUS, GEORGIA 31901

Activity Progress Narrative:

The sub recipient is currently expending funds through the NSP program and requesting reimbursements. Administrative activities are ongoing for this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1B
Activity Title:	NEIGHBORWORKS OF COLUMBUS

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1B

Project Title:

NEIGHBORWORKS OF COLUMBUS

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

N/A

Responsible Organization:

NEIGHBORWORKS OF COLUMBUS

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$121,101.90
Total CDBG Program Funds Budgeted	N/A	\$121,101.90
Program Funds Drawdown	\$37,028.44	\$37,028.44
Obligated CDBG DR Funds	\$121,101.90	\$121,101.90
Expended CDBG DR Funds	\$45,750.10	\$45,750.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE NEIGHBORWORKS COLUMBUS WILL BE AWARDED A PORTION OF THE CITY'S NSP GRANT TO BE USED FOR THE FUNDING OF ADMINISTRATIVE COSTS. THE ADMINISTRATIVE BUDGET WILL BE ALLOCATED TO THE NEIGHBORWORKS COLUMBUS BASED ON 10% OF THE TOTAL AMOUNT AWARDED TO THE CITY. ALLOCATIONS WILL BE ADMINISTERED ON A REIMBURSEMENT BASIS FOR REASONABLE AND JUSTIFIABLE ADMINISTRATIVE COSTS.

Location Description:

18 11TH STREET COLUMBUS, GA 31902

Activity Progress Narrative:

The sub recipient is currently expending funds through the NSP program and requesting reimbursements. Administrative activities are ongoing for this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2

Activity Title: DEMOLITION

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

2

Project Title:

DEMOLITION

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

COLUMBUS CONSOLIDATED GOVERNMENT

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$150,000.00	\$150,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA WILL ALLOCATE FUNDS FROM ITS NSP AWARD FOR THE PURPOSE OF DEMOLISHING BLIGHTED STRUCTURES THAT EXHIBIT OBJECTIVELY DETERMINABLE SIGNS OF DETERIORATION SUFFICIENT TO CONSTITUTE A THREAT TO THE HUMAN HEALTH, SAFETY AND THE PUBLIC WELFARE. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04

Activity Progress Narrative:

1 property has been purchased and is pending demolition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12

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:	3
Activity Title:	DOWN PAYMENT ASSISTANCE - General

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

3

Project Title:

DOWN PAYMENT ASSISTANCE

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

COLUMBUS CONSOLIDATED GOVERNMENT

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$157,500.00
Total CDBG Program Funds Budgeted	N/A	\$157,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$157,500.00	\$157,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA WILL ALLOCATE FUNDS FROM ITS NSP AWARD FOR THE PURPOSE OF PROVIDING DOWNPAYMENT ASSISTANCE TO PROVIDE HOME OWNERSHIP OPPORTUNITIES TO INDIVIDUALS AND FAMILIES WHO QUALIFY BASED ON FAMILY INCOMES THAT DO NOT EXCEED 120% OF FAMILY MEDIAN INCOME. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$12,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHOSE INCOME DO NOT EXCEED 80% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES WHICH HAVE BEEN PURCHASED WITH NSP FUNDS. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$7,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHO INCOMES ARE BETWEEN 81% AND 120% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES THAT HAVE BEEN PURCHASED WITH NSP FUNDS. PRIOR TO THE APPROVAL OF DOWN PAYMENT ASSISTANCE UNDER THE NSP PROGRAM, AN APPLICANT WILL BE REQUIRED TO ATTEND AN 8-HOUR HUD APPROVED HOMEBUYER COUNSELING SEMINAR AND OBTAIN A CERTIFICATE OF COMPLETION. THE CITY OF COLUMBUS WILL TAKE SECOND MORTGAGE POSITION FOR THE AMOUNT OF THE NSP GRANT FUNDS CONTRIBUTED TO THE LOAN THROUGH DOWNPAYMENT ASSISTANCE. THE CITY OF COLUMBUS WILL WORK CLOSELY WITH BANKS AND MORTGAGE LENDERS TO ASSIST IN THE DEVELOPMENT OF METHODS AND PROGRAMS DESIGNED TO ASSIST HOMEBUYERS IN OBTAINING FIRST MORTGAGE FINANCING AND WILL APPROVE ONLY 30-YEAR FIXED RATE MORTGAGES AS LONG AS THEY MEET OTHER PROGRAM GUIDELINES WHICH INCLUDES INTEREST RATES THAT DO NOT EXCEED 1.5 % OF RATE THAT IS CURRENT FOR THE TIME WHICH THE LOAN IS APPROVED. ADJUSTABLE RATE (ARM'S) AND BALLOON MORTGAGES WILL NOT BE AUTHORIZED UNDER THE NSP PROGRAM.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3A

Activity Title: Down Payment Assistance - 25% set-aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

3A

Project Title:

DOWN PAYMENT ASSISTANCE 25%

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

COLUMBUS CONSOLIDATED GOVERNMENT

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$87,500.00
Total CDBG Program Funds Budgeted	N/A	\$87,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$87,500.00	\$87,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA WILL ALLOCATE FUNDS FROM ITS NSP AWARD FOR THE PURPOSE OF PROVIDING DOWNPAYMENT ASSISTANCE TO PROVIDE HOME OWNERSHIP OPPORTUNITIES TO INDIVIDUALS AND FAMILIES WHO QUALIFY BASED ON FAMILY INCOMES THAT DO NOT EXCEED 120% OF FAMILY MEDIAN INCOME. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$12,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHOSE INCOME DO NOT EXCEED 80% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES WHICH HAVE BEEN PURCHASED WITH NSP FUNDS. DOWN PAYMENT ASSISTANCE IN THE AMOUNT OF \$7,500 WILL BE MADE AVAILABLE TO INDIVIDUALS AND FAMILIES WHO INCOMES ARE BETWEEN 81% AND 120% OF THE AREA MEDIUM INCOME TO PURCHASE HOMES THAT HAVE BEEN PURCHASED WITH NSP FUNDS. PRIOR TO THE APPROVAL OF DOWN PAYMENT ASSISTANCE UNDER THE NSP PROGRAM, AN APPLICANT WILL BE REQUIRED TO ATTEND AN 8-HOUR HUD APPROVED HOMEBUYER COUNSELING SEMINAR AND OBTAIN A CERTIFICATE OF COMPLETION. THE CITY OF COLUMBUS WILL TAKE SECOND MORTGAGE POSITION FOR THE AMOUNT OF THE NSP GRANT FUNDS CONTRIBUTED TO THE LOAN THROUGH DOWNPAYMENT ASSISTANCE. THE CITY OF COLUMBUS WILL WORK CLOSELY WITH BANKS AND MORTGAGE LENDERS TO ASSIST IN THE DEVELOPMENT OF METHODS AND PROGRAMS DESIGNED TO ASSIST HOMEBUYERS IN OBTAINING FIRST MORTGAGE FINANCING AND WILL APPROVE ONLY 30-YEAR FIXED RATE MORTGAGES AS LONG AS THEY MEET OTHER PROGRAM GUIDELINES WHICH INCLUDES INTEREST RATES THAT DO NOT EXCEED 1.5 % OF RATE THAT IS CURRENT FOR THE TIME WHICH THE LOAN IS APPROVED. ADJUSTABLE RATE (ARM'S) AND BALLOON MORTGAGES WILL NOT BE AUTHORIZED UNDER THE NSP PROGRAM.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4

Activity Title: HOUSING AUTHORITY-REHABILITATION/GENERAL

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

4

Project Title:

HOUSING AUTHORITY REHABILITATION

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

HOUSING AUTHORITY OF COLUMBUS

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$182,257.00
Total CDBG Program Funds Budgeted	N/A	\$182,257.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$182,257.00	\$182,257.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04

Activity Progress Narrative:

1 PROPERTY IS CURRENTLY UNDER REHABILITATION. ADDITIONAL PROPERTY IS UNDER CONTRACT PENDING REHABILITATION.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/12	0/12

Activity Locations

Address	City	State	Zip
5702 HUNTER ROAD	COLUMBUS	NA	31907

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:	4A
Activity Title:	Housing Authority-Rehabilitation/25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4A

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

HOUSING AUTHORITY REHABILITATION 25%

Projected End Date:

09/05/2010

Responsible Organization:

HOUSING AUTHORITY OF COLUMBUS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$60,753.00
Total CDBG Program Funds Budgeted	N/A	\$60,753.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$60,753.00	\$60,753.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 &22 AREA #3-CENSUS TRACT 31,33, 34 AREA #4-CENSUS TRACT 106.02, 106.04

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 5

Activity Title: NEIGHBORWORKS-REHABILITATION/GENERAL

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

5

Project Title:

NEIGHBORWORKS REHABILITATION

Projected Start Date:

03/05/2009

Projected End Date:

09/05/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

NEIGHBORWORKS OF COLUMBUS

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$182,257.00
Total CDBG Program Funds Budgeted	N/A	\$182,257.00
Program Funds Drawdown	\$140,107.28	\$140,107.28
Obligated CDBG DR Funds	\$182,257.00	\$182,257.00
Expended CDBG DR Funds	\$69,255.47	\$140,107.28
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO NEIGHBORWORKS COLUMBUS, INC. FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04

Activity Progress Narrative:

Rehabilitation continues on the 4 homes already reported in QPR2. One additional home is currently being rehabed during this quarter also.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	1	1	0/0	1/11	5/11

Activity Locations

Address	City	State	Zip
2720 Courtland Avenue	Columbus	NA	31907

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:	5A
Activity Title:	NEIGHBORWORKS-REHABILITATION/25% SET ASIDE

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5A

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NEIGHBORWORKS REHAB/25% SET ASIDE

Projected End Date:

09/05/2010

Responsible Organization:

NEIGHBORWORKS OF COLUMBUS

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$60,753.00
Total CDBG Program Funds Budgeted	N/A	\$60,753.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$60,753.00	\$60,753.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA THROUGH SUB RECIPIENT AGREEMENTS WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA FOR THE REHABILITATION OF FORECLOSED AND/OR ABANDONED PROPERTIES PURCHASED THROUGH THE NSP PROGRAM. THE PROPERTIES WILL BE REHABILITATED TO COMPLY WITH APPLICABLE LAWS, CODES AND OTHER REQUIREMENTS RELATING TO HOUSING SAFETY, QUALITY AND HABITABILITY. ENERGY EFFICIENT IMPROVEMENTS AS WELL AS MODERN GREEN BUILDING WILL BE INCORPORATED WHENEVER POSSIBLE TO ENCOURAGE RESALE TO POTENTIAL HOMEOWNERS.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 10 & 22 AREA #3-CENSUS TRACT 31, 33, 34 AREA #4-CENSUS TRACT 106.02, 106.04

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	6
Activity Title:	ACQUISITION-HOUSING AUTHORITY/GENERAL

Activity Category:

Acquisition - general

Project Number:

6

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-HOUSING AUTHORITY/GENERAL

Projected End Date:

09/05/2010

Responsible Organization:

HOUSING AUTHORITY OF COLUMBUS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$697,883.00
Total CDBG Program Funds Budgeted	N/A	\$697,883.00
Program Funds Drawdown	\$200,109.06	\$200,109.06
Obligated CDBG DR Funds	\$697,883.00	\$697,883.00
Expended CDBG DR Funds	\$204,858.63	\$245,633.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONABLE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33, & 34 AREA #4-CENSUS TRACT 106.02, & 106.04

Activity Progress Narrative:

6 Homes have been purchased during this reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	6	6	0/0	6/12	6/12

Activity Locations

Address	City	State	Zip
3216 HENDRIX STREET	COLUMBUS	NA	31903
5702 HUNTER ROAD	COLUMBUS	NA	31907
201 THORNTON DRIVE	COLUMBUS	NA	31903
23 LANIER DRIVE	COLUMBUS	NA	31903
31 ENGINEER DRIVE	COLUMBUS	NA	31903
2310 WELLBORN DRIVE	COLUMBUS	NA	31907

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:	6A
Activity Title:	ACQUISITION-HOUSING AUTHORITY/25% SET ASIDE

Activity Category:

Acquisition - general

Project Number:

6A

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ACQUISITION-HOUSING AUTHORITY 25% SET ASIDE

Projected End Date:

09/05/2010

Responsible Organization:

HOUSING AUTHORITY OF COLUMBUS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$270,127.00
Total CDBG Program Funds Budgeted	N/A	\$270,127.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$270,127.00	\$270,127.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONALBE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 &22 AREA #3-CENSUS TRACT 31, 33, 34 AREA #4-CENSUS TRACT 106.02, 106.04

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 7

Activity Title: ACQUISITION-NEIGHBORWORKS/GENERAL

Activity Category:

Acquisition - general

Project Number:

7

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-NEIGHBORWORKS/GENERAL

Projected End Date:

09/05/2010

Responsible Organization:

NEIGHBORWORKS OF COLUMBUS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$697,883.00
Total CDBG Program Funds Budgeted	N/A	\$697,883.00
Program Funds Drawdown	\$310,326.44	\$310,326.44
Obligated CDBG DR Funds	\$697,883.00	\$697,883.00
Expended CDBG DR Funds	\$0.00	\$302,541.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO NEIGHBORWORKS COLUMBUS, INC. TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND MORTGAGE POSITION FOR THE AMOUNT OF THE NSP GRANT FUNDS CONTRIBUTED TO THE LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. NSP FUNDS MAY BE USED IN A LEASE CAPACITY FOR POTENTIAL HOMEOWNERS THAT NEED TO IMPROVE THEIR CREDIT SCORES WHILE ENABLING THEM TO SAVE MONEY IN ORDER TO PROVIDE THE REQUIRED 3.5% DOWN PAYMENT ON THE PURCHASE OF A HOME. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONABLE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33 & 34 AREA #4-CENSUS TRACT 106.02 & 106.04

Activity Progress Narrative:

ONE PROPERTY WAS PURCHASED DURING THIS QUARTER.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	1	1	0/0	4/11	4/11

Activity Locations

Address	City	State	Zip
2423 CLOVER LANE	COLUMBUS	NA	31903

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:	7A
Activity Title:	ACQUISITION/NEIGHBORWORKS/25% SET ASIDE

Activity Category:

Acquisition - general

Project Number:

7A

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ACQUISITION/NEIGHBORWORKS-25% SET ASIDE

Projected End Date:

09/05/2010

Responsible Organization:

NEIGHBORWORKS OF COLUMBUS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$270,126.00
Total CDBG Program Funds Budgeted	N/A	\$270,126.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$270,126.00	\$270,126.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THE CITY OF COLUMBUS, GEORGIA, THROUGH A SUB RECIPIENT AGREEMENT, WILL ALLOCATE FUNDS FROM ITS NSP AWARD TO NEIGHBORWORKDS, INC. TO PURCHASE 15 SINGLE FAMILY RESIDENTIAL PROPERTIES THAT ARE FORECLOSED AND/OR ABANDONED AND ARE IN THE IDENTIFIED TARGETED AREAS. THESE PROPERTIES WILL BE REHABILITATED AND SOLD TO INDIVIDUALS AND FAMILIES WHO WILL RECEIVE HOMEOWNERSHIP ASSISTANCE FOR THE PURCHASE OF SUCH HOMES AND WHOSE INCOME DOES NOT EXCEED 120% OF AREA MEDIAN INCOME. THE CITY WILL TAKE A SECOND LOAN THROUGH DOWN PAYMENT ASSISTANCE TO INSURE CONTINUED AFFORDABILITY. THE CITY ESTABLISHED A LAND BANK AUTHORITY IN 1992. THE CITY MAY UTILIZE THE AUTHORITY TO MAINTAIN, ASSEMBLE, FACILITATE REDEVELOPMENT OF, MARKET AND DISPOSE OF THOSE FORECLOSED AND ABANDONED PROPERTIES PURCHASED AS PART OF THE NSP PROGRAM. THE COLUMBUS CONSOLIDATED GOVERNMENT WILL WORK WITH THE SUB RECIPIENT TO REQUIRE THAT PURCHASE PRICES ARE AT A "MAXIMUM REASONALBE DISCOUNT" FROM THE CURRENT MARKET APPRAISED VALUE OF THE HOME OR PROPERTY. ANY PURCHASE WILL BE MADE AT A MINIMUM OF 5% DISCOUNT FROM THE CURRENT FAIR MARKET APPRAISED VALUE FOR THE PURCHASE OF SINGLE PROPERTIES AND A MINIMUM OF 15% DISCOUNT FOR THE PURCHASE OF A PORTFOLIO OF PROPERTIES.

Location Description:

AREA #1-CENSUS TRACT 27 AREA #2-CENSUS TRACT 20 & 22 AREA #3-CENSUS TRACT 31, 33, 34 AREA #4-CENSUS TRACT 106.02, 106.04

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
