



ADMINISTRATIVE SERVICES COMMITTEE MEETING AGENDA

Commission Chamber

Tuesday, July 29, 2025

1:20 PM

ADMINISTRATIVE SERVICES

1. Approve the request from the Augusta Museum of History for the purchase and installation of a special marker made through the Georgia Historical Society for the Ezekiel Harris House in the amount of \$2,500.00.
2. **Commissioner Tony Lewis** regarding 2025 Augusta Charter Review Committee. **(Deferred from the July 22, 2025 Commission Meeting)**
3. Receive as information the emergency request for the replacement of the H Pod hot water boiler located at the Charles B. Webster Detention Center in the amount of \$41,978.00 by Coleman Construction.
4. Receive as information the emergency request for the replacement of the F Pod and kitchen mechanical room hot water boilers located at the Charles B. Webster Detention Center in the amount of \$77,000.00 by GCT Industrial.
5. Motion to authorize the Mayor, as Augusta's Certifying Official, to accept and approve the FY2025 - 2029 Consolidated Plan (Con Plan) Anticipated Budget and the FY2025 Annual Action Plan Anticipated Budget.
6. Motion to approve Housing and Community Development Department's (HCD's) request to enter into a contractual agreement with Johnson, Laschober & Associates, P.C. for property architectural services for 2431 and 2433 Mt. Auburn Street.
7. Motion to approve Housing and Community Development Department's (HCD's) request to provide funding to Antioch Ministries, Inc. for the development of two (2) single-family units identified as 1421 & 1423 Brown Street within Laney Walker/Bethlehem to be sold to a low-income homebuyer.
8. Motion to **approve** the purchase of six vehicles, at a total cost of \$283,791.12 from Akins Ford Dodge for various departments.
9. Motion to approve Housing and Community Development Department's (HCD's) request to allow Laney Walker/Bethlehem Revitalization to develop the new construction of one (1) single-family unit identified as 1518 Twiggs Street within the Laney Walker/Bethlehem.
10. Receive as information the emergency request for the roof replacement at the Richmond County Sheriff's Office Admin and Evidence Building in the amount of \$83,349.15 by Hixon's Roofing & Construction.
11. Motion to approve Housing and Community Development Department's (HCD's) request to award United Way of the CSRA as Collaborative Applicant Lead Agency RFQ 25-163.



Administrative Services Committee

Meeting Date: Tuesday, July 29, 2025

Historical Marker for Ezekiel Harris House – Augusta Museum of History

Department:	Central Services Department
Presenter:	Ron Lampkin
Caption:	Approve the request from the Augusta Museum of History for the purchase and installation of a special marker made through the Georgia Historical Society for the Ezekiel Harris House in the amount of \$2,500.00.
Background:	<p>The Augusta Museum of History respectfully requests support from the Augusta-Richmond County Commission for the installation of a special marker at the Ezekiel Harris House. This initiative is part of the Museum's continued efforts to promote the history of Augusta.</p> <p>The Augusta Museum of History is committed to funding the \$2,500 cost of the marker, preparing all required historical documentation, and ensuring timely and accurate submission of the application to the Georgia Historical Society.</p>
Analysis:	The Georgia Historical Society would provide and install the historical marker for the Ezekiel Harris House.
Financial Impact:	No financial impact.
Alternatives:	<p>A – Approve the request</p> <p>B – Do not approve the request</p>
Recommendation:	Approve the request for the purchase and installation of a special marker made through the Georgia Historical Society for the Ezekiel Harris House in the amount of \$2,500.00.
Funds are available in the following accounts:	No financial impact.



Sponsor Agreement

On behalf of Augusta Museum of History
sponsoring entity

and notwithstanding any contrary commitments in any license or other agreements with third parties, we, the undersigned, agree to accept responsibility for the monitoring and maintenance of the said historical marker erected through the Georgia Historical Society's (hereafter "Society") Georgia Historical Marker Program.

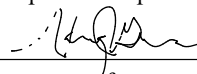
Ezekiel Harris House
title of marker
Richmond
county in which erected

Augusta
city or nearest city

We understand and agree that:

1. The historical marker is the property of the Society.
2. It is this entity's responsibility to reposition and repaint said marker, as deemed necessary by the Society, in accordance with Society guidelines. It is also our responsibility to notify the Society of major damage, vandalism or in the event the marker becomes missing. The Society reserves the right, as the parent organization in the historical marker program, to determine policy for the marker's maintenance and make requests of such to the sponsor.
3. Neglect of the marker, when brought to the attention of the Society, will result in a written request to the undersigned to correct the stated problem. In the event that the marker is stolen or destroyed, a new cost-share with the Society, covering half the current cost of replacement, will be required.

Sponsor

<u>Nancy J. Glaser</u> name of representative	<u>Executive Director</u> title		
<u>Augusta Museum of History</u> name of sponsoring entity	<u>Augusta</u> city	<u>GA</u> state	<u>30901</u> zip code
<u>560 Reynolds Street</u> mailing address of sponsoring entity	<u>06/30/2025</u> date		
<u>706-722-8454</u> telephone of sponsoring entity or representative			
<u></u> signature of representative of sponsoring entity			

Fellow sponsors of said marker:

Augusta Museum of History



Property Owner Marker Easement

As the owner of the property at 1822 Broad Street, Augusta, GA 30904
Address of property

I/We agree to allow the erection of said historical marker for/on this property.

Ezekiel Harris House

Title of marker	Augusta	GA	30904
<u>1822 Broad Street</u>			
Property address	City	State	Zip code

We further understand and agree that:

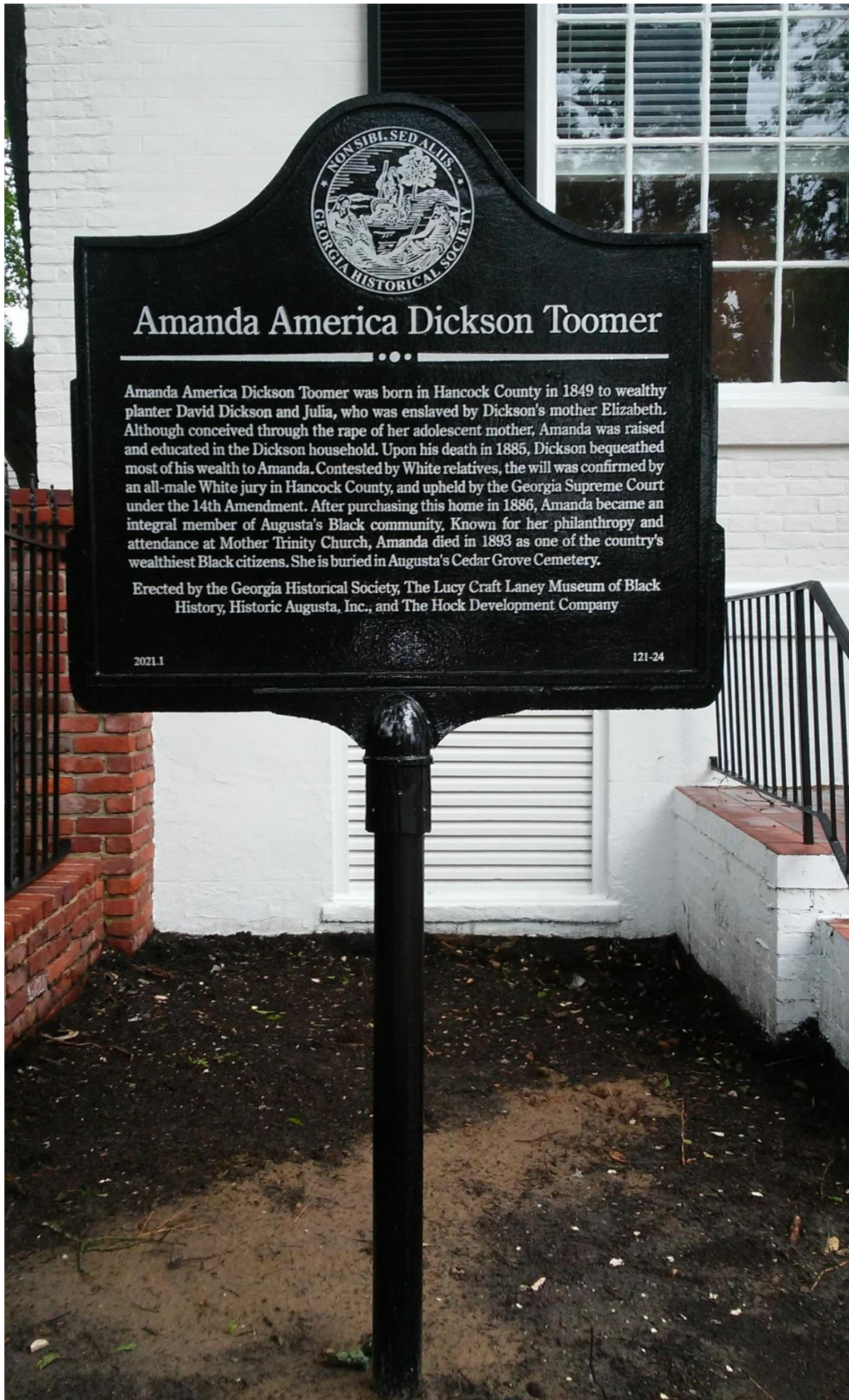
1. I/We have been notified by the Georgia Historical Society as to the subject of/proposed site for said marker and agree that this is acceptable. It is understood that the marker will not be moved, removed, or altered in any way without prior notice to the Georgia Historical Society.
2. I/We understand that the historical marker is being erected for the purpose of sharing Georgia history with the general public and agree to make fully accessible said marker.
3. I/We understand that it is the responsibility of the property owner(s) to notify the Georgia Historical Society in the event of marker damage, vandalism, or loss. If the marker requires maintenance, the property owner may contact the Georgia Historical Society at (912)651-2125.
4. I/We understand that upon the sale or transfer of said property, this agreement shall also be transferred and honored as a binding easement for the said marker and that it is the seller's responsibility to inform the buyer of this easement.
5. This easement must be filed with the county court house at the expense of the property owner. Additionally, a copy of the filed easement will be forwarded to the Georgia Historical Society at 104 West Gaston Street, Savannah, GA 31401.

Augusta-Richmond County

Name of property owner or property representative (please print)	Augusta	GA	30901
<u>535 Telfair Street</u>			
Mailing address of property owner or property representative	City	State	Zip code

<u>706-821-2300</u>			
Telephone of property owner or property representative	Date		

Signature of property owner or property representative



2021.1

121-24

The Ezekiel Harris House
Georgia Historical Marker Application
Research Paper

The Ezekiel Harris House has had many names since its construction in 1797 at 1822 Broad Street in Augusta, Georgia. Now known for its first owner and builder, it has been referred to as the Walker House, the Harris-Pearson-Walker House, the White House, and even erroneously as the Mackay House. Each of these names evokes a period of history, all of which accumulate to a rich story. The house was added to the National Register of Historic Places in 1969 due to its architectural significance,¹ but there is much more to the Harris House than its Federal style. From the front porch of the house, a visitor could see major changes to the economic landscape of Augusta over the next two-hundred years. In the 1700s, the Savannah River flowed straight ahead, along with Native American trading routes cutting through the tract. Less than fifty years after the Harris House was built, the view of the river became a view of the Augusta Canal. First constructed in 1845, the Canal shifted Augusta into a decidedly industrial town, similar to several other larger cities throughout Georgia². Numerous factories opened and closed along the Canal, which constantly altered the vista. By the late 1800s, the Harris House sat in the middle of the textile mill village Harrisburg, with Ezekiel Harris as its namesake. Until the mills began closing in the latter half of the twentieth century, visitors would see a bustling sea of workers coming and going to the mills. Furthermore, the residents of the Harris House epitomize the progressive history of Augusta and, on a broader scale, the nation. Beginning with the enterprising Ezekiel Harris, the owners range from an established Augusta family, to Irish immigrants, to mill employees. Considered the oldest remaining wooden-framed home in Augusta, the Harris House stands as a landmark to over two centuries of history.

Born in 1757, Ezekiel Harris grew up in what is now Edgefield County, South Carolina.³ Directly across the Savannah River from Augusta, Edgefield has a vibrant past of its own. Harris joined the American Revolution with Captain Patrick Carr's Company of Rangers out of Burke County, Georgia.⁴ After the War, Harris received a plot of land in Wilkes County,⁵ but chose to move to Augusta around 1789. At that time, Augusta was the capital of Georgia and a hub of the

¹ "Harris-Pearson-Walker House," *National Register of Historic Places*, United States Department of Interior, ref. 69000052.

² Michael Gagnon, "Antebellum Industrialization," *New Georgia Encyclopedia*, <https://www.georgiaencyclopedia.org/articles/history-archaeology/antebellum-industrialization/>

³ "Relive History! Ezekiel Harris House," Historic Augusta, Inc., symposium brochure, 1997.

⁴ Mrs. Howard H. McCall Compiler, *Roster of Revolutionary Soldiers in Georgia*, Vol. III, pg. 271.

⁵ Lucian Lamar Knight, *Georgia's Roster of the Revolution*, the Georgia Legislature, 1920, pg. 323.

tobacco industry. Harris has very few official records. The date of his marriage to Eleanor and the birth of their four daughters is unknown.⁶

A few years after moving to Augusta, on April 4, 1794, Ezekiel Harris purchased 323 acres of the historic White House Tract,⁷ which at that point was outside the city limits. Harris had grand ambitions for his new property. Harris's primary goal with his new property was to compete with Augusta's older and established tobacco inspection warehouses.⁸ Approved by the Georgia Assembly in 1797, Harris's tobacco warehouse opened adjacent to the Savannah River in the fall of that year. Harris began advertising in the *Augusta Chronicle* in 1797, the oldest active newspaper in Georgia and one of the oldest newspapers in the United States.⁹ In the same advertisement, Harris stated that a "good frame house with a brick chimney will be ready by the first of January 1798, for the accommodation of the tobacco planters."¹⁰ He made every effort to appeal to planters of the cash crop. Harris's other lofty goal was to establish Harrisburg – a town to rival Augusta – on the property. Part of his master plan included a free ferry to run from Harrisburg, "for the benefit of the community at large."¹¹ By 1800, Ezekiel Harris's section of the White House Tract was known as Harrisburg.

The house, dated to 1797, is a wood frame structure with two stories and an attic. Some sources write that it was built in the Georgian style, typical of homes during the colonial period. It was relatively normal for high styles to permeate back country designs after their technical date range. The Harris House has some Georgian elements, such as overall symmetry, columns and pilasters, transom over the entry, and center hall. However, other architectural details indicate the Federal style, indicative post-Revolutionary War. Notably, the first-floor hallway has an arched, barrel vaulted, ceiling. The house also has a gambrel roof. While there are some finer

⁶ "Georgia Family Group Sheet for the Ezekiel Harris Family," *The Family Group Sheet Project*, <https://www.fgs-project.com/georgia/groups/h/harris-ezekiel-.html>. Harris's daughters' names are: Elizabeth [Harris] Houghton (ca. 1783-1856), Mary [Harris] Evans (ca. 1785-1847), Matilda (dates unknown), and Anna [Harris] Carter (ca. 1795-1863).

⁷ Note, there is an existing historic marker for the White House Tract. The marker's text is for the original 500-acre parcel as the site of Mackay's Trading Post, the First Siege of Augusta, the town of Harrisburg, the Canal and factories. The Harris House is mentioned in the very last sentence: "One of the most lasting monuments build on the tract is the Harris-Pearson-Walker House, c.1797, which was restored in the 1950's." A future marker on the Ezekiel Harris House would add to the narrative begun in the 1978 marker.

⁸ Edward Cashin, "The Story of the Harris House," *Historic Augusta Newsletter*, Vol. 12 No. 3, 1982.

⁹ "Advertisement," *Augusta Chronicle*, September 30, 1797, pg. 3.

¹⁰ Ibid.

¹¹ Ibid.

details, such as dentils on both the exterior entablature and interior trim in the public rooms, the home is more vernacular than high style.

An interesting characteristic of the house are the traveler rooms on the back porch. These rooms had no access to the main house, with doors directly off the porch, one on each floor. The home's only staircase was also open-air on the back porch. Harris could invite journeying merchants or farmers to stay in these rooms, without inconveniencing his own family.¹² Such a home, catering to not only a family of six, but additional travelers, would have several outbuildings. However, by the time the home was restored in the 1960s, any original outbuildings were lost.

While there are no records currently identified that list an enslaved population at the Harris House during the family's time of occupation, there is contextual evidence. Harris placed several advertisements in the *Chronicle* for runaway slaves for other people, which alludes to the fact that, not only was Harris complicit with slavery, he participated in the institution enthusiastically.¹³ Once he became affluent enough, there is every chance Harris took the opportunity and became a slave holder himself. In the last census taken before Harris's death in 1828 shows him living in Wilkes County, Georgia in a household of four white and eight enslaved persons.¹⁴ Considering the size of the home and tobacco operation, along with his disposition towards slavery, it is an educated assumption that enslaved people lived at the Harris House property during Harris's residency.

Ezekiel Harris was a controversial figure with a questionable reputation during his own lifetime. Before buying his portion of the White House Tract and building the home, Harris took part in a politically-driven lynching. In the 1790s the Yazoo Land Fraud engulfed the citizens of Augusta. Harris was decidedly anti-Yazooist. In his book, *Story of Augusta*, historian Edward Cashin wrote, "Harris and three friends openly lynched a man and brought to trial before Judge William Few. When judge and jury learned that the murdered man was a Yazooist, they concluded that he got what was coming to him and let Harris and his friends go free."¹⁵ While

¹² "A mistake saved Harris House," *The Augusta Chronicle, Today's Home*, January 12, 1997, pg. 2.

¹³ "Unclassified," *Augusta Chronicle*, January 16, 1796, pg. 3. "That there is at the house of the subscriber, a negro man, appears to be between 20 and 30 years old, says he belongs to William Poaden, near Winsborough, South-Carolina, and that his name is Joseph, outlandish, and that he left is hamster in June last".

¹⁴ *Fourth Census of the United States, 1820, Census Place: Wilkes, Georgia*, pg. 192, NARA Roll: M33_9, Image 297.

¹⁵ Cashin, *Story of Augusta*, pg. 51.

Harris did not face legal repercussions, the incident set many in town against him. Even with Harris's public ferry and the advertisements stating that he charged less than competitors, twenty-one Augusta tobacco merchants signed a joint statement that they preferred the Augusta and New Savannah warehouses over the new one in Harrisburg.¹⁶ In a curious turn of events, that was not Harris's only alleged murder. Ezekiel Harris had a long-standing feud with John Hammond, another ferry owner. Events culminated when Harris's ferry was stolen from his land during the night on November 11, 1797. Harris took out an advertisement, writing that "I have good reason to believe that John Hammond of Campbellton was the instigator to such villainy," and offered a reward of five-hundred dollars for any white men apprehended and twenty dollars for any African Americans convicted of the crime.¹⁷ The two had a back and forth in the *Augusta Chronicle* for years.¹⁸ The quarrel ended with Ezekiel Harris bankrupt, and Hammond slain.¹⁹ Harris was never charged, but it was common knowledge that he was the most likely culprit. Shortly after Harris built his home, he had mortgaged it to Peter Crawford to cover legal fees.²⁰ By 1807, Crawford foreclosed the home and the Harrises left Harrisburg. Ezekiel Harris moved to Wilkes County, where he died in 1828. Even though the Harris family only lived in the home for about a decade, the house went on to have a long legacy.

In 1809, George Pearson purchased the Harris House. George married Lucy Moore Foll in 1803 and they went on to have numerous children – multiple generations of the family retained occupancy of the Harris House through the 1870s. Unlike Harris, George Pearson was a wealthy landowner, and was more typical of the established Augusta gentry. He served in the Georgia Militia as a captain during the War of 1812. When Pearson died in 1818, he left his estate to his wife and two daughters, one of whom married into the Walker family.²¹ After Pearson's death, Lucy and John Mann, as administrators of the estate, created an inventory and appraisal of all George Pearson's property. He enslaved fifty-one people, each listed with a

¹⁶ Ibid.

¹⁷ "Advertisement," *Augusta Chronicle*, November 25, 1797, pg. 1.

¹⁸ In an article entitled "Ezekiel Harris, Character Application", Hammond claims that Harris is "neither a man of truth, honor or honesty." *Augusta Chronicle*, April 7, 1798, pg. 4.

¹⁹ "Ezekiel Harris Background Information," Docent Training Manual, Augusta Museum of History. On the night of June 21, 1800, John Hammond's home in Campbellton was set on fire. Hammond was shot immediately upon exiting the burning house. A large reward was offered by the current Governor of South Carolina, John Drayton, but the assassin was never discovered.

²⁰ Ibid. Ezekiel Harris was brought to trial or sued at least nine times in his first ten years of establishing Harrisburg. This caused him to sell off Harrisburg plot by plot.

²¹ Ibid.

valuation depending on age, gender, and skill. Other items listed include all furnishings, farm animals, and vehicles.²²

During the Pearson-Walker tenure, numerous changes shook the landscape. In 1816, the Augusta Arsenal began operations along the Savannah River, a few hundred yards in front of the Harris House.²³ Set parallel to the Savannah River, the Augusta Canal opened in 1845, again, directly in front of the house. The Pearson-Walkers would have excellent views of the Petersburg boats moving cotton downriver below the fall line towards Savannah. Factories, such as a saw mill and gristmill, were built along the canal as early as 1847. In 1861, the Confederacy chose the old White House Tract to build the Confederate Powderworks, which supplied the South with gunpowder. Another major change came after the Civil War and the Emancipation of the enslaved people living at the Harris House and in Harrisburg. The Harris House stood right alongside Augusta and Georgia's shift from a simple agricultural society based on slavery towards its industrial future.

By 1876 a new family moved into the Harris House: Patrick and Eliza Walsh. Born in Ireland, the Walshes came to Augusta for economic opportunities. Eliza kept house, according to the 1870 U.S. Census, while Patrick was a grocer.²⁴ Augusta, like much of the country, had an influx of Irish immigrants in the 1870s seeking new possibilities. Many came to Augusta to enlarge the canal, which reopened in 1875. After the canal widened, more factories came to Harrisburg. On the former site of the Powderworks, King Mill was built in 1881 and Sibley Mill shortly afterward in 1882. Both textile mills still stand across Broad Street from the Harris House. By the late 1800s, Harrisburg had become a mill village with the Harris House at its center.

Eliza Walsh sold the Harris House in 1901, after which a series of at least seven people took ownership in quick succession.²⁵ During the next fifty years, the home saw time as a boarding house and kitchen for mill workers. The last owner was the Sibley Presbyterian Church, which stood across the street and now belongs to the Salvation Army's Kroc Center. During that time the Harris House acted as a manse for incoming pastors.²⁶ Even with continual ownership

²² "Inventory and Appraisement of the personal property of the Estate of George Pearson late of Richmond County," May 22, 1818.

²³ The Arsenal would close in 1827 to move to the nearby neighborhood of Summerville.

²⁴ *Year 1870, Census Place: Augusta Ward 4, Richmond, Georgia*; Roll: M593_172, pg. 175B.

²⁵ "Relive History!"

²⁶ "Rev. James Davis Pastor at Sibley," *Augusta Chronicle*, June 5, 1948, pg. 5.

and occupation, the house was in poor shape. In the 1940s, the Richmond County Historical Society formed to save the Harris House.

In 1948, the Historical Society acquired what they believed to be the “White House” of Revolutionary War fame. Built in 1750, the Mackay House, or the White House, was built alongside the Savannah River and served an active role in the First Siege of Augusta, with thirteen patriots hung from the staircase after their defeat. It was a story that intrigued the Georgia Historical Commission, who assumed the responsibility of the home’s full restoration. The 1950s restoration took the house back to its original design as a “shrine to the Revolution.”²⁷ However, it became obvious after restoration and further architectural investigation, that this house was not the Mackay House, but rather the Ezekiel Harris House. A costly mistake, especially considering the condemning report published by Martha Norwood one year shy of the bicentennial in 1975.²⁸ Historian Bill Mitchel was quoted:

“...you obviously can’t go on calling it [the Mackay House], assuming the Norwood Report is accurate. But it’s still one of the best 18th century houses in Georgia, it’s part of the historic White House tract, site of the First Augusta Arsenal, the Confederate Powder Works and the King and Sibley Mills, and despite reports to the contrary, the legend lives on.”²⁹

It is unclear how local memory transformed the Harris House into the Mackay House, but it was in approximately the same location and by the 1900s it was also painted white, run-down, and modified a great deal from its original floorplan. Through extensive historical research, the house was appropriately dated to 1797 and returned to its blue-grey paint color. Much of that work was undertaken by Historic Augusta. In the last fifty years, several agencies have occupied and managed the Harris House, before transferring over to the city of Augusta. It has operated as a historic house museum, with regular tours since the 1970s.

Historians and locals alike would be hard pressed to name a home with a more archetypal history of Augusta than the Harris House. Built by a man who wanted to make a name for himself in the new state of Georgia, purchased by an upper-class family with a hint of pedigree, owned by an Irish immigrant who moved to the newly industrial South, then passing through a

²⁷ “Augusta’s Mackay House: Shrine of Independence,” Newspaper clipping in Harris House record at Augusta Public Library, Georgia Heritage Room.

“Mackay House,” Georgia Historical Commission, date unknown.

²⁸ Martha Norwood, *A History of the White House Tract, Richmond County, Georgia, 1756-1975*, Department of Natural Resources, 1975.

²⁹ Keith Coulbourn, “The ‘Mackay House’,” *The Atlanta Journal and Constitution Magazine*, September 14, 1975, pgs. 20-21.

series of mill workers, the Harris House has endured over two-hundred years of history. The Harris House still stands proudly along Broad Street as the city continues to evolve. The old textiles mills, which closed their doors decades ago, have been revitalized into new economic opportunities. Ezekiel Harris's enterprising spirit would be proud.



Administrative Services Committee

July 8, 2025

2025 Charter Review Committee

Department:	N/A
Presenter:	N/A
Caption:	Commissioner Tony Lewis regarding 2025 Augusta Charter Review Committee.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Administrative Services Committee

Meeting Date: Tuesday, July 29, 2025

Emergency – Charles B Webster Detention Center H Pod Hot Water Boiler

Department:	Central Services Department
Presenter:	Ron Lampkin
Caption:	Receive as information the emergency request for the replacement of the H Pod hot water boiler located at the Charles B. Webster Detention Center in the amount of \$41,978.00 by Coleman Construction.
Background:	The hot water boiler in H Pod was down due to a burst pipe in the hot water line, causing the disruption of hot water. After an assessment was made, it was found that the hot water boiler would require replacement. It was of utmost importance that the replacement of the hot water boiler take place in order to restore hot water to the affected area, as they are in consistent use by inmates and staff that require the hot water for sanitation purposes.
Analysis:	Coleman Construction is performing the corresponding work.
Financial Impact:	\$41,978.00 225056133/54.12110
Alternatives:	A – Receive as information B – Do not receive as information
Recommendation:	Receive as information the emergency request for the replacement of the H Pod hot water boiler located at the Charles B. Webster Detention Center in the amount of \$41,978.00 by Coleman Construction.
Funds are available in the following accounts:	\$41,978.00 225056133/54.12110



Central Services Department

Ron Lampkin, Interim Director
Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Darrell White, Interim Director, Procurement Department

FROM: Ron Lampkin, Interim Director, Central Services Department

DATE: July 10th, 2025

SUBJECT: Emergency Memo – Charles B. Webster Detention Center H Pod Hot Water Boiler

In accordance with §1-10-57 Emergency Procurements, I respectfully ask you to accept this communication as notification of an emergency at Charles B. Webster Detention Center relating to the failure of the hot water boiler.

The hot water boiler in H Pod was down due to a burst pipe in the hot water line, causing the disruption of hot water. After an assessment was made, it was found that the hot water boiler would require replacement. It was of utmost importance that the replacement of the hot water boiler take place in order to restore hot water to the affected area, as they are in consistent use by inmates and staff that require the hot water for sanitation purposes. Coleman Construction was deemed qualified to make the necessary boiler replacement to the affected area.

Please process a purchase order to Coleman Construction, Inc. in the amount of \$41,978.00 for the boiler replacement.

If you have any questions or concerns, please contact the Central Services Department.

RL/mcrr

**AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT**

REQUISITION

Item 3.
ITEM NAME: Central Services Department
ITEM NUMBER: 225056133/54.12110
DEPARTMENT HEAD: 

REQUISITION:
REQUISITION DATE: 07/10/2025
PURCHASE ORDER NUMBER:
PURCHASE ORDER DATE:

			NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
			Coleman Construction					
			706-556-3400					



Coleman Construction, Inc.
135 Henry Miller St
PO Box 1470
Harlem, GA 30814

Phone: 706.556.3400
Fax: 706.556.6116

LICENSE NO.
GCQA002383

DATE
6/25/2025

Invoice
25223

Item 3.

BILL TO

Augusta Central Services
2760 Peach Orchard Rd
Augusta, GA 30906

SHIP TO

Purchase Order		PROJECT		TERMS
Proposal 9740		C1921 - Charles B Webster H Pod Boiler Re		Net 30
QTY	DESCRIPTION	RATE	AMOUNT	
41,978	<p>Proposal 9740</p> <p>Boiler Replacement for H pod</p> <p>Labor, material and equipment to remove existing boiler to install a new boiler matching the specifications of the existing and tie in and reinsulate new services as well as bring the mechanical room up to code by adding a CO2 sensor and emergency push stop solenoid valve in the gas line to pass boiler inspection. Included in this proposal is the replacement of the recirculation pump in this mechanical room associated with the boiler during an emergency after hours call as well as replacing a section of damaged piping that was completed at the same time.</p>	1.00	41,978.00	
		Total	\$41,978.00	
		Payments	\$0.00	
		Balance Due	\$41,978.00	

Katie Cornelius

From: Darrell White
Sent: Monday, March 3, 2025 12:24 PM
To: Katie Cornelius
Cc: Ron Lampkin; Maria Rivera-Rivera; Scarlet Green; Arlene New; Audrey Sutton; Nancy M. Williams; Timothy Howard
Subject: RE: Emergency Request - Charles B Webster H Pod Hot Water Line
Follow Up Flag: Follow up
Flag Status: Flagged

Please proceed with this request

From: Katie Cornelius <KCornelius@augustaga.gov>
Sent: Monday, March 3, 2025 11:14 AM
To: Darrell White <DWhite2@augustaga.gov>
Cc: Ron Lampkin <RLampkin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Scarlet Green <SGreen@augustaga.gov>; Arlene New <anew@augustaga.gov>; Audrey Sutton <ASutton@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Timothy Howard <THoward@augustaga.gov>
Subject: Emergency Request - Charles B Webster H Pod Hot Water Line
Importance: High

Good morning,

This communication serves as notification of an emergency at the following location:

- Charles B. Webster Detention Center – H Pod
 - There is currently no water in H Pod due to burst pipes in the hot water line. It is of utmost importance that this situation is addressed to restore water to inmates housed in this pod as well as prevent water damage to the facility.

We are requesting authorization to proceed with Coleman Construction on an emergency service call to assess and make the necessary corrections to the hot water line.

Thank you,
 Katie

Katie Cornelius | Administrative Assistant
Augusta – Richmond County | Central Services Department
 2760 Peach Orchard Rd | Augusta, Georgia 30906
 (p) 706-312-4152
KCornelius@augustaga.gov | www.augustaga.gov



Administrative Services Committee

Meeting Date: Tuesday, July 29, 2025

Emergency – Charles B Webster Detention Center F Pod & Kitchen Mechanical Room Hot Water Boilers

Department:	Central Services Department
Presenter:	Ron Lampkin
Caption:	Receive as information the emergency request for the replacement of the F Pod and kitchen mechanical room hot water boilers located at the Charles B. Webster Detention Center in the amount of \$77,000.00 by GCT Industrial.
Background:	The hot water boilers located in both the kitchen mechanical room and F Pod are currently experiencing significant leaks and are no longer functioning properly. As a result, hot water has been disrupted in the affected areas. It is of utmost importance that the replacement of the hot water boilers take place in order to restore hot water to these areas, as they are in consistent use by inmates and staff that require the hot water for sanitation purposes.
Analysis:	GCT Industrial is performing the corresponding work.
Financial Impact:	\$77,000.00 272016213/54.13120
Alternatives:	A – Receive as information B – Do not receive as information
Recommendation:	Receive as information the emergency request for the replacement of the F Pod and kitchen mechanical room hot water boilers located at the Charles B. Webster Detention Center in the amount of \$77,000.00 by GCT Industrial.
Funds are available in the following accounts:	\$77,000.00 272016213/54.13120




Central Services Department

Ron Lampkin, Interim Director
Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Darrell White, Interim Director, Procurement Department

FROM: Ron Lampkin, Interim Director, Central Services Department


DATE: July 1st, 2025

SUBJECT: Emergency Memo – Charles B. Webster Detention Center Kitchen Mechanical Room & F Pod Hot Water Boilers

In accordance with §1-10-57 Emergency Procurements, I respectfully ask you to accept this communication as notification of an emergency at Charles B. Webster Detention Center relating to the failure of the hot water boilers.

The hot water boilers in the kitchen mechanical room and F Pod are currently experiencing leaks and are no longer working, causing the disruption of hot water. It is imperative that corrections to the hot water boilers take place in order to restore hot water to these areas, as they are in consistent use by inmates and staff that require the hot water for sanitation purposes. GCT Industrial has been deemed qualified to make the necessary boiler replacements to the affected areas.

Please process a purchase order to GCT Industrial in the amount of \$77,000.00 for the boiler replacements.

If you have any questions or concerns, please contact the Central Services Department.

RL/mcrr

AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT

REQUISITION

ITEM NAME: Central Services Department
ITEM NUMBER: 272016213/54.13120
DEPARTMENT HEAD: 

REQUISITION:
REQUISITION DATE: 07/01/2025
PURCHASE ORDER NUMBER:
PURCHASE ORDER DATE:

		NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
		GCT Industrial					
		706-214-0304					
		QUOTED BY					
ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price
1	CHARLES B WEBSTER DETENTION CENTER KITCHEN MECHANICAL ROOM REPLACE BOILERS, CIRCULATION PUMPS AND ASSOCIATED PLUMBING - EXPEDITED OPTION INCLUDED	1	\$ 49,000.00	\$ 49,000.00			
2	F POD MECHANICAL ROOM PROVIDE ALL MATERIALS & LABOR TO REMOVE EXISTING BOILER & REPLACE W/ NEW BOILER	1	\$ 28,000.00	\$ 28,000.00			
3							
4							
5	Emergency - Charles B Webster Detention Center Kitchen & F Pod Boilers						
6	Estimate no. # 06182025CSI						
7	Funding is available in the following accounts:						
8	272016213/54.13120						
9							
10							
11							
12							
13							
14							
15							
16							
17							
TOTAL BID			\$	77,000.00			
SHIPPING CHARGES							
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER							

ESTIMATE

GCT Industrial
 1440 Samuels Dr
 Thomson, GA 30824-4255

gctbookkeeper@gmail.com
 +1 (706) 214-0304

Bill to

Augusta – Richmond County Central
 Services Dept.
 2760 Peach Orchard Road
 Augusta, GA 30906

Ship to

Augusta – Richmond County Central
 Services Dept.
 2760 Peach Orchard Road
 Augusta, GA 30906

Estimate details

Estimate no.: 06182025CS1
 Estimate date: 06/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.		<p>***** SCOPE OF WORK *****</p> <p>Charles B Webster Detention Center - Kitchen Mechanical Room.</p> <p>Existing boiler leaking. Insufficient hot water to supply the kitchen and laundry.</p> <p>Replace boilers, circulation pumps, and associated plumbing.</p> <p>Due to the poor condition of the existing plumbing, it is recommended that both boilers be replaced.</p> <p>The lead time is 5 weeks from the time of placing the order.</p> <p>There is an "expedited" option. The factory can ship the order in 10 working days from the time of the order. There would be an additional charge of 20% of the cost of the boilers if the expedited option is chosen.</p> <p>**PRICE ON ESTIMATE REFLECTS (EXPEDITED) CHARGES.</p>			
2.	Lump Sum		1	\$49,000.00	\$49,000.00
Total					\$49,000.00

Accepted date

Accepted by

ESTIMATE

GCT Industrial
1440 Samuels Dr
Thomson, GA 30824-4255

gctbookkeeper@gmail.com
+1 (706) 214-0304

Bill to

Augusta – Richmond County Central
Services Dept.
2760 Peach Orchard Road
Augusta, GA 30906

Ship to

Augusta – Richmond County Central
Services Dept.
2760 Peach Orchard Road
Augusta, GA 30906

Estimate details

Estimate no.: 05302025CS1
Estimate date: 05/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.		***** SCOPE OF WORK ***** Charlie B Webster Detention Center F - Pod Mechanical Room Provide all materials and labor to remove existing boiler and replace with a new boiler.			
2.	Lump Sum		1	\$28,000.00	\$28,000.00
Total					\$28,000.00

Accepted date

Accepted by

Katie Cornelius

From: Darrell White
Sent: Wednesday, June 18, 2025 9:41 AM
To: Katie Cornelius
Cc: Ron Lampkin; Maria Rivera-Rivera; Scarlet Green; Arlene New; Audrey Sutton; Nancy M. Williams; Timothy Howard
Subject: RE: Emergency Request - Charles B Webster Detention Center F Pod & Kitchen Boilers
Importance: High

Please proceed immediately with this request!

From: Katie Cornelius <KCornelius@augustaga.gov>
Sent: Wednesday, June 18, 2025 9:39 AM
To: Darrell White <DWhite2@augustaga.gov>
Cc: Ron Lampkin <RLampkin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Scarlet Green <SGreen@augustaga.gov>; Arlene New <anew@augustaga.gov>; Audrey Sutton <ASutton@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Timothy Howard <THoward@augustaga.gov>
Subject: Emergency Request - Charles B Webster Detention Center F Pod & Kitchen Boilers
Importance: High

Good morning,

This communication serves as notification of an emergency at the following location:

- Charles B Webster Detention Center – F Pod & Kitchen
 - The hot water boilers in the above listed areas are currently experiencing leaks and are not working, causing the disruption of hot water. It is imperative that corrections to the hot water boilers take place in order to restore hot water to these areas, as they are in consistent use by inmates and staff that require the hot water for sanitation purposes.

We are requesting to proceed with contacting GCT Industrial on an emergency basis to assess and make the needed corrections to this situation.

Thank you,
 Katie

Katie Cornelius | Administrative Assistant
Augusta – Richmond County | Central Services Department
 2760 Peach Orchard Rd | Augusta, Georgia 30906
 (p) 706-312-4152
KCornelius@augustaga.gov | www.augustaga.gov





Administrative Services Committee Meeting

Meeting Date: 07/29/2029

FY2025 – 2029 Consolidated Plan (Con Plan) and FY2025 Annual Action Plan Budget Proposal

Department:	Augusta, Ga. Housing and Community Development (HCD) Department
Presenter:	Charles Jackson (HCD Director) and/or HCD Staff
Caption:	Motion to authorize the Mayor, as Augusta’s Certifying Official, to accept and approve the FY2025 - 2029 Consolidated Plan (Con Plan) Anticipated Budget and the FY2025 Annual Action Plan Anticipated Budget.
Background:	<p>A Consolidated Plan is a 5-year plan that defines a city’s priorities for addressing housing, homeless, community and economic development needs. The plan consists of three essential parts: (1) a housing, homeless, community and economic needs assessment; (2) a housing market analysis, and (3) long-term strategies to meet priority needs. The Plan is authorized under Title 1 of the Cranston-Gonzales National Affordable House Act (42 U.S.C.12701-11).</p> <p>The Annual Action Plan is part of the City’s Five-Year Consolidated Plan that is prepared as a prerequisite to receiving federal funds through the CDBG, ESG, HOME and HOPWA programs. The Action Plan describes the City’s existing housing conditions and how local, state, private and federal resources will be used to address the identified needs.</p> <p>Citizen Input: The laws creating the Federal programs require Augusta , Georgia Government to conduct a public commenting period to obtain citizens’ ideas on housing and community development needs in Augusta, Georgia for low to moderate-income persons and neighborhoods. To satisfy this requirement, HCD will publish a notice of a public commenting period for funding agency-approved allocations in order to provide an opportunity for the public to provide feedback on the plan to allocate funding.</p>

Analysis:	Approval of this request will allow the city of Augusta-Richmond County and its Project Partners to continue providing comprehensive services to the homeless population of Augusta-Richmond County.
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Approve the motion to authorize the Mayor, as Augusta's Certifying Official, to approve the FY2025 – 2029 Consolidated Plan (Con Plan) FY2025 Annual Action Plan Budget Proposal
Funds are available in the following accounts:	<p><u>Funds for FY 2025 AAP</u></p> <p>Community Development Block Grant (CDBG) \$1,686,245.00</p> <p>Program Emergency Solutions Grant (ESG) \$153,403.00</p> <p>Program HOME Investment Partnership Program (HOME) \$903,552.26</p> <p>Housing Opportunities for Persons with AIDS (HOPWA) \$1,035,806.00</p> <p><u>Funds for Anticipated FY 2025 - 2029 Consolidated Plan</u></p> <p>Community Development Block Grant (CDBG) \$8,431,225.00</p> <p>Program Emergency Solutions Grant (ESG) \$767,015.00</p> <p>Program HOME Investment Partnership Program (HOME) \$4,517,761.30</p> <p>Housing Opportunities for Persons with AIDS (HOPWA) \$5,179,030.00</p>
<u>REVIEWED AND APPROVED BY:</u>	<p>Procurement</p> <p>Finance</p> <p>Law</p> <p>Administrator</p> <p>Clerk of Commission</p>

2025 One Year Action Plan - Program Allocations Summary										
Community Development Block Grant - Public Service Budget										
Augusta Mini Theatre Inc.						\$25,000.00				
Beulah Grove Community Resource Center Inc. (BGCRC)						\$25,000.00				
CSRA Business League - Small Business Development Program						\$10,000.00				
CSRA Business League - Youth Entrepreneurship Program						\$10,000.00				
CSRA Economic Opportunity Authority, Inc.						\$50,000.00				
The Salvation Army, a GA Corporation, Augusta - Jobs Skills Training Program						\$29,000.00				
Project Refresh Inc.						\$30,000.00				
Project Life						\$27,000.00				
Mach Academy Inc.						\$21,500.00				
The James Brown Family Foundation - Academy of Music Pupils (JAMP)						\$5,000.00				
Kids Restart, Inc.						\$20,000.00				
Living In Purpose – LIP After School						\$15,000.00				
Total Proposed funding for Poverty Reduction Programs							\$267,500.00			
Community Development Block Grant - Public Service Budget										
Community Development Block Grant -Housing Development Programs										
Homeowner Housing Rehabilitation						\$200,000.00				
Affordable Housing Acquisition for Rental Rehabilitation						\$223,000.00				
Activity Delivery Costs						\$100,000.00				
Total Proposed Funding for Housing Development Programs							\$523,000			
Community Development Block Grant -Community Development Programs										
CDBG Other						\$558,496.00				
Total Proposed Funding for Economic Development Activities							\$558,496			
Community Development Block Grant - Planning & Grants Administration (20% cap)										
Planning & Entitlement Grants Administration					\$	317,249.00				
Fair Housing					\$	20,000.00				
Total Proposed Funding for Planning & Grants Administration							\$	337,249.00		
Total CDBG Funding Proposed for FY 25 Program Activities								\$	1,686,245.00	
HOME Investment Partnership - Housing Development										
Housing Redevelopment Initiative					\$	683,197.04				
Community Housing Development Organization - CHDO Set Aside					\$	130,000.00				
Total Proposed Funding for Housing Development								\$813,197.04		
HOME Investment Partnership Grant - Program Administration (10% cap)										
HOME Program Administration					\$	90,355.22				
Total Proposed Funding for Planning & Grants Administration								\$90,355.22		
Total HOME Funding Proposed for Housing Development								\$903,552.26		
Emergency Solutions Grant - Rapid Rehousing and Homelessness Prevention										
SAFEHOMES - ESG Rapid Rehousing and Homeless Prevention					\$	30,000.00				
Augusta HCD - ESG Rapid Rehousing and Homeless Prevention					\$	51,897.78				
Total Rapid Rehousing and Homeless Prevention							\$81,897.78			
Emergency Solutions Grant - Shelter Operations										
Salvation Army - Augusta Area Command					\$	30,000.00				
SAFEHOMES - Emergency Shelter					\$	30,000.00				
Total Street Outreach/Shelter Operations							\$60,000.00			
Emergency Solutions Grant - Program Administration (7.5% cap)										
HESG Administration						\$11,505.22				
Total Proposed Funding for HESG Admin							\$11,505.22			
Total HESG Funding Proposed for Homeless Services								\$153,403.00		
Housing Opportunities for Persons with AIDS Grant - Program Activities										
Antioch Ministries					\$	300,000.00				
CSRA EOA					\$	150,000.00				
Promise Land					\$	400,000.00				
Resource Identification					\$	50,000.00				
Housing Activities					\$	104,731.82				
Total HOPWA Proposed for Program Activities							\$1,004,732			
Housing Opportunities for Persons with AIDS Grant - Program Administration (3% cap)										
HOPWA Program Administration					\$	31,074				
Total Proposed Funding for HOPWA Admin							\$	31,074.18		
Total HOPWA Funding Proposed for Housing and Services								\$1,035,806.00		
TOTAL PROPOSED 2025 ONE YEAR ACTION PLAN BUDGET							Balanced Budget	\$	3,779,006.26	
Community Development Block Grant - Reallocated Prior Year Funds										
Affordable Housing Acquisition for Rental Rehabilitation					\$	-				
Commercial Acquisition for Public Facility Development					\$	-				
CDBG Infrastructure Development					\$	-				
Total Proposed Funding for Reallocation from Prior Year Funds							\$	-		
FY 2025 Community Planning and Development Formula Program Allocations										
NAME	ST	Type	CDBG	RHP	HOME	ESG	HOPWA	HTF		
State of Georgia	GA	Non-entitlement	\$40,945,091	\$0	\$21,144,992.40	\$4,568,989	\$6,648,791	\$4,805,897.84		
Augusta-Richmond County	GA	Principal City	\$1,686,245	\$0	\$903,552.26	\$153,403	\$1,035,806	\$0.00		



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Purpose of Action Plan

The **Augusta-Richmond County Consolidated Plan for 2025-2029** serves two key purposes. First, it outlines the local strategy to address needs in the areas of **community development, economic development, housing, and homelessness**. The plan provides background information on the community, identifies priority needs, and presents the strategies and actions for addressing those needs from 2025 to 2029. Additionally, it describes the specific projects and activities that will be implemented in **2025** as part of the **one-year Action Plan**.

Second, the Consolidated Plan serves as the official grant application for projects funded under several formula-based programs administered by the **U.S. Department of Housing and Urban Development (HUD)**. These programs include the **Community Development Block Grant Program (CDBG)**, the **Emergency Solutions Grant Program (ESG)**, the **HOME Investment Partnership Program**, and the **Housing Opportunities for Persons with AIDS (HOPWA)**. The plan ensures that federal funding applications are consistent with the local priorities and strategies, thus facilitating the acquisition of funds for community development and housing projects.

In addition, the Consolidated Plan promotes **coordination** among local economic and community development activities, encourages **citizen participation**, and simplifies the process of securing federal funds. This streamlined approach ultimately supports the development of more effective and efficient housing and community initiatives in the region.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The foundation of the 2025-2029 Consolidated Plan is rooted in a shared vision for the future of Augusta-Richmond County. This vision represents a set of guiding policies that direct housing and community development activities in the area. It establishes a sense of direction for the community, serving as a reference for coordinating various programs and initiatives. Augusta-Richmond County envisions a future where all residents have access to decent and affordable housing, along with opportunities for education and economic advancement. The community aims to provide essential public facilities that support these opportunities.

In this envisioned future, neighborhoods will be vibrant places where people can live, work, and engage in activities with a sense of security. Local commercial establishments will cater to the daily needs of residents, while other businesses will serve regional markets. Employment opportunities will be available both within neighborhoods and throughout the broader metropolitan area. Each neighborhood will retain its unique qualities, shaped by its history, culture, and physical environment, yet will remain an integral part of the city's larger fabric. Public services, including health care, transit, childcare, and schools, will be vital tools to help residents overcome barriers to housing, employment, and other essential needs. The City of Augusta will implement the Consolidated Plan over five years, supported by an annual Action Plan, with this vision guiding its strategic direction.

OBJECTIVES OF 2025 ACTION PLAN AND FIVE YEAR STRATEGIC PLAN

1. Encourage citizen participation in the planning, implementation, and evaluation of the community development program.
2. Improve the existing housing stock for low and moderate-income households.
3. Increase the number of jobs and amount of private capital invested in the city, particularly in the Central Business District and neighborhood commercial areas.
4. Support public facilities and services that contribute to revitalization and provide public facility improvements that support physical development and revitalization.
5. Promote the preservation and restoration of historically significant structures and landmarks in the city.

The Process

PR-OS Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/ Agency
CDBG Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
HOPWA Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
HOME Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
ESG Administrator	AUGUSTA	Augusta Housing and Community Development Dept.

Table 1- Responsible Agencies

Narrative

Lead Agency

The Augusta Housing and Community Development Department (AHCDD) is the lead agency in the development of the Consolidated Plan and the implementation of Plan projects in Augusta-Richmond County. The department has over twenty years of experience in administering Augusta's housing and community development programs. As a result, the department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

The department has a staff of twenty-two and is divided into two areas: Housing and Programs. The Housing group coordinates HOME-financed housing rehabilitation and new construction projects and offers down payment assistance to low- to moderate-income first-time homebuyers. This division also administers the Housing Opportunities for People with Aids (HOPWA) Program, which is designed to offer a series of housing services to people who are suffering from HIV/AIDS. The Programs division is concerned with public improvements, development, and public and nonprofit service delivery affecting low- and moderate-income areas and manages the Community Development Block Grant (CDBG) Program. It also manages any project funded under the Emergency Solutions Grant (ESG) Program. The Programs division also provides assistance to businesses and promotes economic revitalization and implements the Facade program to renovate storefronts in the targeted areas of downtown Augusta and South Richmond County. The Programs division works with other economic development

organizations and associations to attract new businesses and employment to Augusta-Richmond County.

Consolidated Plan Public Contact Information

Written comments may be submitted to Candice Evans, Community Development Report Compliant Specialist , in care of:

Charles Jackson, Interim Director

Augusta Housing and Community Development Department

510 Fenwick St., Augusta, Georgia 30901

(706) 821-1797-TDD (706) 821-1797

Any comments received will be presented to the Augusta - Richmond County Commission for consideration.

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(1) and 91.315(1)

1. Introduction

The Consolidated Plan represents an application to HUD for entitlement funds under four entitlement programs as well as a housing and community development policy and planning document.

The four HUD entitlement programs are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant [formerly the Emergency Shelter Grant] (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). As part of the 2025-2029 Consolidated Plan development process, Augusta - Richmond County undertook an extensive outreach program to consult and coordinate with various departments, housing and community service providers, and other entities with a potential interest in or knowledge of the Augusta - Richmond County's housing and non-housing community development issues.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(1)).

In its role as Lead Agency for The Richmond County Continuum of Care (CoC), which consists of various homeless service, housing providers, mental health service providers and veterans' services providers, Augusta, Georgia collaborates with various community service providers to regularly identify community needs, opportunities for leveraging resources and generate new ideas to better adapt to the changing landscape of the community.

Augusta, Georgia has made great strides recently with collaborating with the Augusta Housing Authority (AHA), our local PHA, which has resulted in identification of homeless or previously homeless households who ultimately receive benefits through public housing or the HCV program and the development of preference policies that are more aligned with the needs of persons experiencing housing instability in the local community through the coordinated entry process. In addition, the AHA has committed resources, both personnel and financial, to the annual PIT count. AHA collaborates directly with the City of Augusta in the completion of a joint Analysis of Impediments to Fair Housing and subsequent actions per recommendations.

Through the HOPWA program, the City of Augusta has developed a working relationship with the East Central Health District of the Georgia Department of Public Health, specifically project IMPACT, through participation in the Ryan White Consortium and the Georgia Prevention and Care Council to continue to identify and address barriers to housing stability for residents living with HIV.

The City also reached out to other public agencies/entities and service providers representing:

- Nonprofit agencies targeting low and moderate income individuals

- Households with special needs and/or disabling conditions
- Affordable housing providers
- Housing advocates
- Housing professionals
- Public agencies (i.e. school districts, healthcare service providers and public works agencies)
- Economic development and employment organizations
- Resident community organizations

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Augusta serves as the CA/Lead Agency for the Richmond County Continuum of Care which affords the opportunity to directly coordinate the establishment of priorities and performance standards for both ESG and CoC programs and furthering the advocacy for and development of affordable housing units. Homeless individuals are provided access to services from multiple locations throughout the entire CoC geographic area, managed by a Centralized Intake and Assessment (CIA) center to ensure a fair and consistent process. Through collaborative efforts we will encourage enhancement of current resources through leveraging, and secure additional funding at the federal and/or state level.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The ESG program requires coordination among participating agencies. All ESG sub recipients in Augusta are experienced homeless service providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG funded agencies have easy access to membership in the Continuum of Care (CoC) and many serve in positions of leadership within the Continuum's new structure. The CoC has over 40 member organizations including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The Continuum of Care meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

Augusta, through AHCDD, the ESG grantee, consulted with the CoC to discuss the allocation of ESG funds in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction; and

- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.) Policies and Procedures for the administration of HMIS are as follows:
- The Hearth Act makes HMIS participation mandatory for ESG and CoC grantees and sub-grantees
- Designate one or more representatives to serve on the HMIS Steering Committee, the Committee responsible for overseeing the coordinated implementation of HMIS in Augusta - Richmond County. The HMIS Steering Committee meets to review the progress of implementation, identify and resolve problems, update policies and procedures, and to review reports from participants.
- Ensure participating agencies and users receive collaborative-approved training and maintain a process to hear and address issues from users.
- Ensure that accurate data on all persons served and all activities assisted under ESG are entered into the community-wide HMIS.
- Establish a process to review, analyze and report key performance measures on a regular basis.
- Access HUD required reports directly from HMIS. Compare HMIS reports to provider data and confirm all providers have corrected inaccurate data before reporting deadline.

Using HMIS data, review preventing and ending homelessness results to evaluate the performance toward achieving outcomes in the plan.

The lead ESG staff member sits on the CoC's Executive Committee and serves as the coordinator in developing funding priorities and performance standards for projects funded through the ESG program. The City of Augusta, as the Coe Lead Agency, is also working to update the model for quality and evaluation standards for all HUD-funded community partners in order to identify strengths, overcome barriers and improve overall outcomes. The City of Augusta is the local HMIS Administrator and provides technical assistance to all local HCOs to ensure data quality is high in order to properly evaluate outcomes. Integration of homeless data is incorporated into the local Consolidated and Annual Action Plan processes and serves as a strong focus in our housing and community development strategy.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 - Agencies, groups, organizations who participated

1	Agency/Group/Organization	AUGUSTA HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AHA was consulted on aspects of the plan that relate to Public Housing activities.
2	Agency/Group/Organization	ARC LAND BANK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Augusta Richmond County Land Bank Authority is a critical strategic partner of Augusta Housing and Community Development for the development of strategies to maximize the utilization of publicly owned lands to further efforts of economic development and neighborhood improvement.
3	Agency/Group/Organization	Augusta-Richmond Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Augusta-Richmond County Continuum of Care was consulted during the Consolidated Planning process on all matters related to homelessness, including the needs of the homeless population, the scope and range of homeless population in the local community, and the long-term strategies to address these needs and further the efforts to end homelessness locally.
4	Agency/Group/Organization	AUGUSTA RICHMOND COUNTY RECREATION DEPARTMENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Augusta-Richmond County Parks and Recreation Department was consulted during the Consolidated Planning process on the needs of public facility improvements in local low-and moderate-income neighborhoods.
5	Agency/Group/Organization	30901 DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	30901 Development Corporation, a local CHDO, consults with ACHDD on matters related to affordable housing development under the HOME program.

6	Agency/Group Organization	Antioch Ministries, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Antioch Ministries, a local CHDO and economic development partner, consults with AHCDD on matters related to affordable housing development under the HOME program, and small business development under CDBG.
7	Agency/Group/Organization	AUGUSTA MINI THEATRE, INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Augusta Mini Theatre, Inc. a local arts-based non-profit partner agency, consults with AHCDD on matters related to the needs of youth in the local community, especially at-risk youth, with a focus on educational enrichment activities and supplemental instruction (tutoring, mentoring, etc.)
8	Agency/Group/Organization	Action Ministries
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Action Ministries, Inc. consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. A staff member from Action Ministries serves on the Executive Board of the local Continuum of Care for the Homeless.
9	Agency/Group/Organization	Coordinated Health Services, Inc.
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coordinated Health Services, Inc. consults with AHCDD through participation in the local Continuum of Care for the Homeless on matters related to homelessness including the needs of homeless populations, the health needs of the homeless and the health needs of low-income and special needs population.
10	Agency/Group/Organization	CSRA Business League
	Agency/Group/Organization Type	Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CSRA Business League consults with AHCDD on matters related to local economic development, the needs of local small businesses and the needs of youth related to business skill development and educational enrichment.

11	Agency/Group/Organization	CSRA Economic Opportunity Authority, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CSRA EOA, Inc. consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. As the local SSVF grantee, CSRA EOA also consults with AHCDD on matters related to Veteran homelessness and the needs of at-risk Veteran Populations.
12	Agency/Group/Organization	Family Promise of Augusta, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise of Augusta, Inc. was consulted during the Consolidated Planning process on all matters related to family homelessness, including the needs of the homeless family population, the scope and range of homeless family populations in the local community, and the long-term strategies to address these needs and further the efforts to end family homelessness locally.
13	Agency/Group/Organization	Hope House Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hope House, Inc. consults with AHCDD through participation in the local Continuum of Care for the Homeless on matters related to homelessness including the needs of homeless population.
14	Agency/Group/Organization	Laney Walker Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Laney Walker Development Corporation, a local CHOO, consults with AHCDD on matters related to affordable housing development under the HOME program.
15	Agency/Group/Organization	SAFE HOMES OF AUGUSTA, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SAFE HOMES of Augusta, Inc., the primary local provider of domestic violence emergency shelter, counseling and supporting services, consults with AHCDD on a continual basis through its participation in the local Continuum of Care representing the needs of the DV provider community's clientele.
16	Agency/Group/Organization	SALVATION ARMY, AUGUSTA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army Augusta Area Command consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. A staff member from Salvation Army Augusta Area Command serves on the Executive Board of the local Continuum of Care for the Homeless.
17	Agency/Group/Organization	UNITED WAY OF THE CSRA, INC.
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of the CSRA, Inc. consults with AHCCD through participation in the local Continuum of Care for the Homeless on matters related to homelessness, youth enrichment, employment/job-skills training and other non-homeless special needs in the local community.

Identify any Agency Types not consulted and provide rationale for not consulting

Augusta, through HCD, attempted to extend invitation to, and consult with, many agency types involved in housing, homelessness, community development, and economic development activities. There was no decision to exclude any specific group. Unfortunately, many organizations simply did not respond to the invitation to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Augusta Housing and Community Development Department	The 2025-2029 Consolidated Plan was developed with consultation of members of the Augusta - Richmond County CoC's leadership to ensure that goals of all strategic plans are in concert with one another.

Table 3 - Other local/ regional/ federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(1))

Augusta initiated its Citizen Participation (CP) process by notifying community members, public/private sector agencies and departments, and those that may have an interest in the CDBG, HOME, HOPWA and/or ESG program(s), to participate in the Consolidated Plan process through an official Public Notice process. In an effort to broaden public participation, AHCCD conducted Citizen Participation Public Meeting. These stakeholders are intended to be representative of the segments of the local community

in Augusta with concentrations of low/moderate income households, minority households, excessive poverty rates, and other community development needs.

Narrative (optional):

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4- Citizen Participation Outreach

Needs Assessment

NA-OS Overview

Needs Assessment Overview

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within neighborhoods in the former city of Augusta. Smaller pockets of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available throughout the community but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash. Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance.

Over the next year, the City will provide affordable rental and homeownership with Federal funds to the following number of extremely low and moderate income families:

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	206,607	206,040	+5%
Households	68,361	75,023	+2%
Median Income	\$49,013	\$53,197	45%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,060	9,355	13,250	7,140	27,920
Small Family Households	5,405	3,410	5,020	2,545	13,940
Large Family Households	1,064	585	1,069	535	1,865

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,754	2,175	2,914	1,708	6,350
Household contains at least one person age 75 or older	1,015	1,369	1,600	713	2,263
Households with one or more children 6 years old or younger	3,287	1,663	2,123	974	2,775

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Key Insights for Augusta–Richmond County:

- Approximately 20% (14,060 of 71,725) of households earn ≤30% of the area median income, highlighting significant affordability challenges.
- Nearly 42% of small family households fall into the lowest income bracket (<30% HAMFI).
- Large families show slightly lower representation overall but greater strain within the lower-income bands.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	205	80	14	80	379	55	20	10	10	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	70	105	0	295	8	19	25	15	67
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	204	230	25	624	10	10	64	130	214
Housing cost burden greater than 50% of income (and none of the above problems)	6,354	2,244	279	10	8,887	1,849	1,110	885	135	3,979

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	930	2,359	3,244	475	7,008	434	914	1,985	742	4,075
Zero/negative Income (and none of the above problems)	1,630	0	0	0	1,630	608	0	0	0	608

Table 7 - Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,854	2,604	624	115	10,197	1,914	1,160	985	285	4,344
Having none of four housing problems	2,150	3,224	5,895	2,799	14,068	899	2,360	5,755	3,949	12,963
Household has negative income, but none of the other housing problems	1,630	0	0	0	1,630	608	0	0	0	608

Table 8 - Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,529	2,148	1,560	7,237	578	579	1,150	2,307
Large Related	644	404	385	1,433	104	45	115	264
Elderly	940	790	349	2,079	865	955	1,080	2,900
Other	2,564	1,434	1,319	5,317	787	459	555	1,801
Total need by income	7,677	4,776	3,613	16,066	2,334	2,038	2,900	7,272

Table 9 - Cost Burden > 30%

Data 2011-2015 CHAS
Source:

AMI: Area Median Income "Cost burden" refers to households spending more than 30% of income on housing costs.

These figures reflect 2025 projections or recent data where applicable, useful for Consolidated Planning, HUD reporting, or housing market analysis.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,179	1,094	80	4,353	488	375	265	1,128
Large Related	529	170	0	699	94	0	0	94
Elderly	755	420	99	1,274	615	395	490	1,500
Other	2,224	619	100	2,943	704	339	130	1,173
Total need by income	6,687	2,303	279	9,269	1,901	1,109	885	3,895

Table 10 - Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	215	254	265	4	738	8	15	55	75	153
Multiple, unrelated family households	65	0	70	20	155	10	14	33	70	127
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	20	15	0	30	65	0	0	0	0	0
Total need by income	300	269	335	54	958	18	29	88	145	280

Table 11 - Crowding Information - 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 - Crowding Information - 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Housing Trends and Needs Assessment - 2025 Update

In a report by the U.S. Census Bureau titled *"America's Families and Living Arrangements: 2023,"* published in March 2025, notable demographic shifts in U.S. household composition continue to reflect evolving housing needs. The proportion of one-person households increased by 6 percentage points between 1970 and 2023—from approximately 17% to 23%. Married-couple households now account for 47% of all U.S. households, down from 71% in 1970. Nonfamily households represent about 36% of all households in 2023, up from 19% in 1970. Of these, approximately 16% were women living alone and 13% were men living alone.

As of November 2024, about 64% of U.S. households were classified as family households, a significant

decrease from 79% in 1974. Among family households in 2024, 74% were married-couple households. Nonfamily households accounted for 36% of all households, and 81% of these consisted of individuals living alone.

In terms of housing assistance, the Housing Authority of the City of Augusta, Georgia closed its Section 8 Lottery Waiting List for 2024, with results posted on January 16, 2024. Nationally, the average waiting period for public housing varies significantly by state, with some regions experiencing prolonged wait times due to high demand and limited availability.

Single-person households continue to comprise a large portion of those seeking housing assistance, highlighting the broader demographic trend toward smaller household sizes and the increasing need for affordable single-occupancy housing.

Families in Need of Housing Assistance: Disabled Individuals and Survivors of Violence

Based on aggregated data from the 2005-2007 American Community Survey (ACS), approximately 31,385 individuals in Augusta had disabilities, representing about 20% of the city's total population aged 5 and older. As of Spring 2025, data from local waiting lists for Section 8 and Public Housing indicate that roughly one in four applicants identifies as disabled.

National and local organizations continue to prioritize support for people with disabilities and survivors of domestic violence, dating violence, sexual assault, and stalking. Disability advocacy groups and victim service providers are working collaboratively to ensure equal access to both community-based supports and the justice system. The U.S. Department of Justice's Office on Violence Against Women (OVW) leads these efforts at the federal level through funding initiatives that help communities develop more inclusive services.

Augusta has the opportunity to expand its capacity to serve these vulnerable populations by leveraging OVW grants and improving access through local policy implementation. In line with the Violence Against Women Act of 1994 (VAWA) and its 2013 Reauthorization, Augusta is in the process of updating policies to guarantee these protections extend to applicants and residents in public housing, Housing Choice Voucher programs, and federally funded programs such as HOME. In compliance with VAWA, no applicant who is a victim of domestic violence, dating violence, sexual assault, or stalking will be denied housing assistance if otherwise qualified.

Most Common Housing Problems

According to the Comprehensive Housing Affordability Strategy (CHAS) data, the four primary housing problems include:

1. Lack of complete kitchen facilities
2. Lack of complete plumbing facilities
3. Overcrowding (more than one person per room)
4. Cost burden (housing costs exceeding 30% of income)

Substandard Housing

- **Renter households:** 295 households at or below 80% Area Median Income (AMI) lacked complete plumbing or kitchen facilities.
- **Owner households:** 190 households at or below 80% AMI experienced the same issues.

Overcrowding

- **Overcrowded renter households:** 710 households at or below 80% AMI
- **Overcrowded owner households:** 41 households
- **Severely overcrowded renter households:** 209
- **Severely overcrowded owner households:** 99

Cost Burden

As of 2024, housing affordability challenges have intensified across the U.S., including in Augusta.

- **Cost-burdened renter households** (paying >30% of income): 5,600 households at or below 80% AMI
- **Cost-burdened owner households:** 3,582
- **Severely cost-burdened households** (paying >50% of income): A growing subset across both owner and renter populations

Renter Households

- **Cost-Burdened Renters:** In 2024, approximately **21 million renter households, or 49.7%** of the 42.5 million renter households nationwide, spent more than 30% of their income on housing costs.
- **Severely Cost-Burdened Renters:** An all-time high of **42.9 million households** were cost-burdened in 2024, with a significant portion of these being renters.

Owner Households

- **Cost-Burdened Owners:** In 2024, nearly **one-third of U.S. households** were cost-burdened, including more than half of renters and **19 million homeowners.**
- **Severely Cost-Burdened Owners:** Extremely low-income renter households experience severe cost burdens at more than double the rate of any other income group and account for more than 72% of all severely housing cost-burdened renters in the U.S.

Income and Cost Burdens

- **Extremely Low-Income Households:** Extremely low-income households (earning up to 30% of the Area Median Income) are disproportionately affected, with a significant percentage facing severe cost burdens.

- **Middle-Income Renters:** Within the middle-income bracket, cost burdens decline as incomes rise: **47%** of renters earning 60-80% of AMI are cost-burdened, compared to **28%** of those earning 80-100% of AMI.

Georgia-Specific Data

- **Cost-Burdened Renters:** Renters earning 31-50% of AMI in Georgia have the highest rate of cost burden among all households. However, renters at 0-30% AMI constitute the largest group of cost-burdened renters in the state. Cost burden decreases sharply among renters above 80% AMI.

Are any populations/household types more affected than others by these problems?

As of 2025, housing challenges in Augusta, Georgia, continue to disproportionately affect certain populations, including renter households, small and large families, and the elderly. These groups are more likely to experience one or more of the four primary housing problems:

- **Lack of complete kitchen facilities**
- **Lack of complete plumbing facilities**
- **Overcrowding**
- **Cost burden** (housing costs exceeding 30% of income)

Renter vs. Owner Households:

Renter households in Augusta are particularly vulnerable, experiencing substandard housing conditions and overcrowding at rates twice that of owner households. Additionally, renters are more likely to be cost-burdened, spending a significant portion of their income on housing expenses.

Family Size and Housing Burden:

Small families constitute approximately 48% of households facing cost burdens or severe cost burdens. Large families and elderly households also face notable housing challenges, often struggling with affordability and adequate living conditions.

Racial and Ethnic Disparities:

An analysis of housing problems by race and ethnicity reveals that Black households in Augusta experience a disproportionately higher incidence of housing issues. The prevalence of one or more housing problems among Black households exceeds that of White and Hispanic households by more than 10 percentage points. Other racial and ethnic groups report disparities below this threshold.

Specific Populations in Need:

Augusta continues to face significant challenges in meeting the housing needs of extremely low- to low-income families. Focused and sustained efforts are essential to support the most vulnerable populations, including:

- Individuals experiencing homelessness, with a particular focus on veterans
- Chronically homeless individuals
- Homeless families with children
- Persons with disabilities
- Emancipated foster youth transitioning out of care

The Augusta Housing Authority recognizes the importance of targeted outreach to ensure that extremely low-income households are informed about and have access to public housing and related resources. These efforts are aligned with fair housing requirements and include proactive strategies to affirmatively further fair housing within the community.

Addressing these complex housing challenges requires a comprehensive, coordinated approach that integrates the development of affordable housing, the provision of supportive services, and the implementation of inclusive policies aimed at reducing disparities across affected populations. Through collaboration with local partners and stakeholders, Augusta is committed to building a more equitable and supportive housing environment for all residents.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Housing Instability and Homelessness in Augusta-Richmond County- 2025 Update

As of 2025, Augusta-Richmond County continues to grapple with significant challenges related to housing instability and homelessness. While specific data on households with zero or negative income remains limited, the most recent Comprehensive Housing Affordability Strategy (CHAS) data shows that **26,385 households** in Augusta earn at or below the Area Median Income (AMI) and face one or more housing-related issues, including cost burden, substandard conditions, or overcrowding.

The **Point-in-Time (PIT) count**, conducted annually during the last 10 days of January, remains a key instrument in assessing homelessness within the community. This unduplicated count captures both sheltered and unsheltered homeless individuals and families, offering critical insight for planning and resource allocation.

In 2022, the Georgia Balance of State Continuum of Care reported **5,856 individuals** experiencing homelessness across 152 counties-a **40% increase** from 2019. Among those individuals, **67% were unsheltered**, while **33% were housed in emergency shelters or transitional facilities**.

Although detailed subpopulation data for Augusta-Richmond County from the **2025 PIT count** is still pending release, the local response continues to prioritize support for the following vulnerable groups:

- Chronically homeless individuals
- Persons with mental health conditions
- Individuals living with HIV/AIDS
- Older adults experiencing homelessness
- Persons with substance use disorders
- Veterans
- Survivors of domestic violence
- Individuals recently released from incarceration

Efforts to combat homelessness locally have included the reallocation and strategic use of **Emergency Solutions Grant (ESG)** funds to expand **rapid re-housing** and **homelessness prevention** services. These programs aim to assist individuals and families in transitioning from homelessness into stable housing, while providing supportive services that help ensure long-term success.

The **Augusta Homeless Task Force**, operating under the **GA-504 Continuum of Care**, continues to coordinate local strategies and partnerships to reduce homelessness and enhance support for at-risk populations. Through collaborative efforts and data-informed interventions, Augusta-Richmond County remains committed to addressing the root causes of homelessness and promoting housing stability for all residents.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

As of 2025, the Augusta-Richmond County Continuum of Care (CoC) continues to utilize the Homeless Management Information System (HMIS) to collect and manage data on individuals and families experiencing homelessness. This system is essential for grantees and sub-recipients receiving funds from the U.S. Department of Housing and Urban Development (HUD).

Operational Definition of At-Risk Populations:

Defining and Addressing Homelessness in Augusta-Richmond County- 2025

The U.S. Department of Housing and Urban Development (HUD) categorizes homelessness under four primary definitions:

1. **Literally Homeless** - Individuals or families who lack a fixed, regular, and adequate nighttime residence.
2. **Imminent Risk of Homelessness** - Individuals or families who are about to lose their primary nighttime residence within 14 days and lack resources or support networks to obtain other housing.
3. **Homeless under Other Federal Statutes** - Unaccompanied youth and families with children and youth who meet the definition of homelessness under other federal programs.
4. **Fleeing/Attempting to Flee Domestic Violence** - Individuals or families fleeing domestic violence, dating violence, sexual assault, stalking, or similarly dangerous or life-threatening conditions.

For additional details, refer to HUD's official definitions and guidance on homelessness.

Methodology for Estimating At-Risk Populations

The Augusta-Richmond County Continuum of Care (CoC) employs several data-driven tools and collaborative approaches to estimate and monitor populations at risk of homelessness:

- **Homeless Management Information System (HMIS):** This electronic database captures real-time, client-level data on individuals experiencing homelessness and those receiving services. HMIS enables unduplicated counts and tracks trends over time.
- **Point-in-Time (PIT) Count:** Conducted annually during the final 10 days of January, the PIT count provides a snapshot of both sheltered and unsheltered individuals and families experiencing homelessness in the community.
- **Collaboration with Local Agencies:** The CoC works closely with shelters, outreach teams, healthcare providers, schools, and other local stakeholders to gather comprehensive data and ensure a coordinated service delivery system.

By integrating insights from these sources, the Augusta-Richmond County CoC builds a holistic understanding of homelessness, allowing for more strategic planning and targeted resource allocation.

Housing Characteristics Linked to Instability and Risk of Homelessness - 2025

As of 2025, approximately **20.6% of Augusta-Richmond County's population**, or roughly **39,500 individuals**, live below the poverty line. Economic hardship remains a significant driver of housing instability, forcing households to make difficult trade-offs between basic needs such as housing, food, transportation, healthcare, and childcare.

Key Housing Characteristics Associated with Instability:

- **High Housing Cost Burden:** Households spending more than 50% of their income on housing are highly susceptible to eviction and homelessness.
- **Overcrowding:** Defined as more than 1.5 persons per room, overcrowded living conditions are linked to stress, poor health outcomes, and housing displacement.
- **Doubling Up:** Individuals or families temporarily living with others due to financial hardship lack secure, long-term housing arrangements.
- **Imminent Eviction:** Households that have received formal eviction notices within 21 days are considered at immediate risk.
- **Non-Traditional Housing Situations:** Staying in motels (not funded by charitable or government sources), single-room occupancies with multiple unrelated individuals, or exiting institutions (such as jails or hospitals) without a stable destination all contribute to housing vulnerability.

Contributing Factors to Housing Instability:

- **Economic Disruptions:** Job loss, reduced hours, or unanticipated expenses (e.g., medical bills) frequently lead to housing insecurity.
- **Personal Challenges:** Survivors of domestic violence, individuals with physical or mental health conditions, and those with substance use disorders face additional barriers to stable housing.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)

As of 2025, Augusta-Richmond County continues to face significant housing challenges, particularly among low-income households. The most recent Comprehensive Housing Affordability Strategy (CHAS) data indicates that 26,385 households in the area earn at or below the Area Median Income (AMI) and experience housing issues.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,123	1,699	2,238
White	2,668	594	672
Black/ African American	6,965	990	1,310
Asian	59	15	30
American Indian, Alaska Native	39	0	10
Pacific Islander	20	0	0
Hispanic	200	80	155

Table 13 - Disproportionally Greater Need O - 30% AMI

Data 2011-2015 CHAS

Source:

The U.S. Department of Housing and Urban Development (HUD) identifies four primary housing problems:

- **Lack of Complete Kitchen Facilities:** Housing units without a functional kitchen.
- **Lack of Complete Plumbing Facilities:** Housing units without essential plumbing.
- **Overcrowding:** More than one person per room.
- **Cost Burden:** Households spending over 30% of their income on housing expenses.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,038	2,314	0
White	1,953	1,134	0
Black/ African American	4,529	1,075	0
Asian	105	30	0
American Indian, Alaska Native	35	4	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	25	0	0
Hispanic	355	40	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,833	6,415	0
White	2,148	3,030	0
Black/ African American	4,094	2,969	0
Asian	105	230	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	360	73	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,627	5,518	0
White	708	2,490	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black/ African American	813	2,639	0
Asian	15	40	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	75	214	0

Table 16 - Disproportionally Greater Need 80 -100% AMI

Data 2011-2015 CHAS
Source:

Analysis:

- **0%-30% AMI:** Black/African American households constitute a significant portion of those experiencing housing problems, indicating a disproportionate need in this income bracket.
- **30%-50% AMI:** Similarly, Black/African American households are overrepresented among those with housing issues, suggesting persistent disparities.

Addressing these disparities requires targeted interventions focusing on affordable housing development, financial assistance programs, and policies aimed at reducing systemic inequities in housing access.

Data Source: 2011-2015 CHAS

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205

(b)(2)

Assessment of Disproportionate Housing Needs by Race or Ethnicity- Augusta-Richmond County (2025)

Introduction

To assess whether any racial or ethnic group in Augusta-Richmond County experiences a disproportionately greater housing need, we examine the prevalence of severe housing problems-such as lack of complete plumbing or kitchen facilities, overcrowding, and severe cost burden-among each group relative to the jurisdiction as a whole. A disproportionately greater need is identified when the share of households with severe housing problems within a specific group exceeds the jurisdiction-wide average by **10 percentage points or more**.

Findings

As of the most recent data available (February 2025), the jurisdiction-wide percentage of households experiencing severe housing problems is approximately **12.1%** (1,609 out of 13,259 households). Upon analysis, **no racial or ethnic group** exceeds this rate by the 10 percentage-point threshold required to indicate a disproportionately greater need within the **50%-80% Area Median Income (AMI)** bracket.

Conclusion

Based on the available data, there is **no statistical evidence** of a disproportionately greater need for severe housing assistance among any specific racial or ethnic group in the specified income bracket within Augusta-Richmond County.

It is important to note that this analysis relies on the most current CHAS and HUD-provided data available as of early 2025. Stakeholders are encouraged to review updated datasets as they become available to ensure responsive and equitable housing strategies across all populations.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,768	3,049	2,238
White	2,413	854	672
Black/ African American	5,985	1,975	1,310
Asian	48	19	30
American Indian, Alaska Native	39	0	10
Pacific Islander	20	0	0
Hispanic	115	165	155

Table 17 - Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

Assessment of Severe Housing Problems by Race/Ethnicity for Households Earning 30%-50% AMI Augusta-Richmond County, Georgia | February 2025

As of February 2025, the most recent available data from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) is based on the 2011-2015 American Community Survey (ACS). While more recent data may become available in the future, this dataset remains the current reference point for assessing housing needs within Augusta-Richmond County.

This analysis focuses on households earning between **30% and 50% of the Area Median Income (AMI)** and examines the prevalence of **severe housing problems**, which HUD defines as the presence of **at least one** of the following conditions:

1. **Incomplete kitchen facilities**
2. **Incomplete plumbing facilities**
3. **Severe overcrowding** (more than 1.5 persons per room)
4. **Severe cost burden** (monthly housing costs exceed 50% of household income)

The table below outlines the distribution of severe housing problems among racial and ethnic groups within this income range. The purpose of this analysis is to identify whether any group experiences a **disproportionately greater** need-defined as a prevalence of severe housing problems that exceeds the jurisdiction-wide average by **10 percentage points or more**.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,764	5,584	0
White	878	2,194	0
Black/ African American	2,469	3,130	0
Asian	89	40	0
American Indian, Alaska Native	0	39	0
Pacific Islander	25	0	0
Hispanic	260	129	0

Table 18 - Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

Assessment of Severe Housing Problems for Households Earning 50%-80% AMI Augusta-Richmond County, Georgia | 2025

As of 2025, the most recent available data from the U.S. Department of Housing and Urban Development (HUD), based on the Comprehensive Housing Affordability Strategy (CHAS), continues to inform local housing assessments. This dataset provides important insights into the prevalence of **severe housing problems** among households earning between **50% and 80% of the Area Median Income (AMI)** in Augusta-Richmond County.

HUD defines **severe housing problems** as households experiencing at least one of the following conditions:

1. **Incomplete kitchen facilities**
2. **Incomplete plumbing facilities**
3. **Severe overcrowding** (more than 1.5 persons per room)
4. **Severe housing cost burden** (housing costs exceeding 50% of monthly household income)

The table below provides a breakdown of severe housing problems by racial and ethnic group within the 50%-80% AMI income range:

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,609	11,650	0
White	639	4,535	0
Black/ African American	839	6,210	0
Asian	10	330	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	90	340	0

Table 19 - Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS

Source:

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	400	6,748	0
White	160	3,029	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black/ African American	185	3,269	0
Asian	0	55	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	55	234	0

Table 20 - Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

Severe Housing Problems by Income Range and Race/Ethnicity - 2025 Update

Definition of Severe Housing Problems

The U.S. Department of Housing and Urban Development (HUD) identifies four primary severe housing problems:

1. Lack of complete kitchen facilities
2. Lack of complete plumbing facilities
3. More than 1.5 persons per room (severe overcrowding)
4. Housing cost burden greater than 50% of income

Discussion

As of 2025, Augusta-Richmond County continues to experience significant housing challenges across income levels, with certain racial and ethnic groups facing disproportionately greater needs. Based on the most recently available CHAS data, the following trends were observed:

0%-30% Area Median Income (AMI)

- **Total households with severe housing problems:** 8,065 (60%)
- **Disproportionate need identified:**
- **American Indian or Alaska Native:** 55 out of 55 households (100%) experience at least

one severe housing problem.

30%-50% AMI

- **Total households with severe housing problems:** 3,194 (34%)
- **Disproportionate need identified:**
 - o **Asian:** 50 out of 94 households (53%)
 - o **Pacific Islander:** 15 households (30%) out of the group in this income range

50%-80% AMI

- **Total households with severe housing problems:** 1,499 (11%)
- **Disproportionate need identified:**
 - o **Asian:** 60 out of 184 households (33%)
 - o **Pacific Islander:** Continued elevated need within this income bracket

80%-100% AMI

- **Total households with severe housing problems:** 433 (5%)
- **Disproportionate need identified:**
 - o **Asian:** 174 out of 190 households (35%)
 - o **American Indian or Alaska Native:** 55 out of 55 households (100%)
 - o **Pacific Islander:** 15 out of 19 households (79%)

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)

Assessment of Disproportionate Need Based on Cost Burden

HUD defines **cost burdened** households as those spending more than 30% of their gross annual income on housing. This burden is further categorized as:

- **Moderately cost burdened:** 30-50% of income spent on housing
- **Severely cost burdened:** Over 50% of income spent on housing

In Augusta-Richmond County, a detailed analysis of cost burden shows that racial and ethnic disparities

persist, particularly among:

- **American Indian or Alaska Native households**
- **Asian households**
- **Pacific Islander households**

These groups consistently demonstrate disproportionately higher rates of severe cost burden across multiple income categories, indicating the need for targeted intervention and equitable allocation of housing resources.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	43,629	12,392	13,410	2,290
White	21,149	3,943	3,735	672
Black/ African American	19,260	7,604	8,958	1,345
Asian	839	140	149	30
American Indian, Alaska Native	109	49	39	10
Pacific Islander	0	20	25	0
Hispanic	1,638	490	310	175

Table 21- Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

Housing Cost Burden - 2025 Update

According to the most recent data and HUD's definition of housing cost burden, the situation in Augusta-Richmond County reflects the ongoing housing affordability challenges faced by residents:

- **Renters:**
 - **Cost burdened:** 40.7% (11,357 households) of renters in Augusta are paying more than 30% of their income on housing.
 - **Severely cost burdened:** 19.4% (5,397 households) of renters are paying more than 50% of their income on housing costs.
- **Homeowners with a mortgage:**

- o **Cost burdened:** 28% (7,129 households) of homeowners with a mortgage are cost burdened.
- o **Severely cost burdened:** 11.7% (2,982 households) of homeowners with a mortgage are severely cost burdened.

NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, according to the available data, **Black** and **Hispanic** populations in Augusta experience a disproportionately greater need compared to the overall population within most income categories. Specifically, these groups are more likely to experience higher rates of housing cost burden, particularly in lower income brackets.

As the data indicates, these disparities persist across all income ranges, highlighting a significant gap in housing stability for these communities. This is of particular concern for both renters and homeowners who are burdened by high housing costs relative to their income.

In response to these disparities, **Augusta** is working to address this issue by:

- Expanding the availability of **affordable housing units**.
- Enhancing **homeownership capacity and readiness** through improved **housing counseling services**.
- Exploring the **expansion of rental assistance programs**, such as **Tenant-Based Rental Assistance (TBRA)**, to stabilize at-risk segments of the low-income population.

Are there needs not identified above?

Yes, additional housing needs are identified in the **Consolidated Plan** and include **special needs populations**, such as:

- Senior households
- Individuals with disabilities
- Victims of domestic violence

These populations require specific support and targeted interventions to ensure housing stability and access to necessary services.

Are any of these racial or ethnic groups located in specific areas or neighborhoods?

Augusta-Richmond County is characterized by high **racial and ethnic diversity**, and housing needs are not concentrated in any one area. The City of Augusta utilizes **CDBG** and **HOME** program funds across the entire county, ensuring that affordable housing resources are distributed equitably.

As part of the **Citizen Participation Plan**, Augusta is committed to ensuring accessibility and responsiveness to all community members. If future consultations or projects identify neighborhoods where a particular language or cultural need arises, the City will provide **public notices** in those languages.

Additionally, Augusta conducts **annual public meetings** in different areas to ensure that all low-income residents have an opportunity to voice their needs. These meetings are scheduled at times and locations that best suit the residents' convenience.

NA-35 Public Housing- 91.205(b)

Introduction

As of 2025, the **Housing Authority of the City of Augusta, GA** remains an independent public corporation, primarily funded by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority operates separately from the City of Augusta, which limits the actions it can take within the scope of this plan to foster public housing improvements and enhance resident involvement in management and homeownership opportunities.

The quality of the housing units managed by the Augusta Housing Authority remains **high**, with excellent maintenance practices in place. To assess the performance of housing authorities, HUD uses the **Public Housing Assessment System (PHAS)**, which evaluates factors like financial management, physical condition, and resident services. The Augusta Housing Authority consistently maintains a **high-performing status** for both its **Section 8 Housing Choice Voucher Program (SEMAP)** and **Public Housing Program**.

This status reflects the Housing Authority's commitment to providing quality housing and services, and their ability to effectively manage the resources and programs available to low-income residents in the Augusta area.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	187	2,087	3,531	66	3,389	54	0	0

Table ZZ - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	3,261	8,976	10,737	5,947	10,733	10,632	0
Average length of stay	0	2	6	5	0	5	0	0
Average Household size	0	2	2	3	1	3	1	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	441	219	2	216	0	0
# of Disabled Families	0	8	423	606	31	541	33	0
# of Families requesting accessibility features	0	187	2,087	3,531	66	3,389	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	132	209	31	169	9	0	0
Black/African American	0	175	1,945	3,306	35	3,205	44	0	0
Asian	0	1	4	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	1	0	0
Pacific Islander	0	0	6	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	23	0	22	1	0	0
Not Hispanic	0	187	2,082	3,508	66	3,367	53	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment (As of 2025)

The Augusta Housing Authority (AHA) does not collect information about the type of disabilities of applicants or residents unless the individual provides that information. Consequently, the specific needs related to accessible housing are typically discovered during the move-in process when the applicant discusses accommodations with AHA's management or occupancy staff. This process ensures that reasonable accommodations can be made, but highlights the importance of residents proactively communicating their needs.

Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders:

Based on available information and input from residents and stakeholders, the most immediate needs of public housing residents and Housing Choice Voucher holders include:

1. Energy-Efficient Rental Property
2. Health and Mental Health Care
3. Education, Training, and Employment
4. Child Care
5. Accessible Housing
6. Access to Affordable Transportation
7. Assistance with Money Management
8. Assistance with Rent & Utility Deposits
9. Community Service Volunteer Opportunities

Comparison to Housing Needs of the Population at Large:

Affordable housing is a critical need both for the general population and for those utilizing public housing programs. However, the specific needs of households waiting for public housing are more pronounced, particularly among African American households.

While African Americans make up approximately 56% of Augusta's total population, they account for 94% of the public housing and Housing Choice Voucher recipients.

The disparity highlights that African American households are disproportionately affected by housing instability. Additionally, there is a significant gap in the availability of accessible housing units for persons with disabilities, further exacerbating the housing crisis for those requiring accommodations.

Discussion:

The population in assisted housing is not representative of the total general population, with African American households making up the vast majority of public housing and Housing Choice Voucher recipients. Among those with disabilities, there is a clear indication that the demand for 504 accessible units exceeds the supply, signaling that the housing needs of persons with disabilities are not being fully met.

NA-40 Homeless Needs Assessment (As of 2025)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, streamlining and enhancing the coordination of homeless assistance programs. The Continuum of Care (CoC) Program, as outlined in the interim rule published by HUD on July 31, 2012, aims to assist both sheltered and unsheltered

The CoC Program's goals include:

- Promoting a community-wide commitment to ending homelessness.
- Funding nonprofit providers, States, and local governments to quickly re-house homeless individuals and families while minimizing trauma.
- Ensuring effective access to mainstream programs for homeless individuals and families.

- Optimizing self-sufficiency for homeless individuals and families.

HUD competitively awards Coe Program funding each year to support these efforts. Nonprofit organizations, state agencies, and local governments may also collaborate with sub-recipients to execute the day-to-day operations of these programs. The Coe Program's primary aim is to promote long-term stability for homeless individuals and families by addressing their housing and service needs.

In Augusta, these efforts are closely coordinated to ensure the delivery of resources and services to those experiencing homelessness, working in conjunction with local agencies and partners to facilitate transitions into stable housing.

The City's HCD Department serves as the lead organization for coordinating homeless issues within the Augusta's Coe process. Information is gathered through surveys of the homeless, community organizations and agencies, and homeless service providers. The information is shared with the community at large, with interested agencies and organizations and with members of the CoC.

According to the Augusta - Richmond County 2013 Homeless Count and Subpopulation Survey, conducted on January 26, 2025, there were 330 adults and children who were homeless during a point-in-time count, where data was collected for both the sheltered and unsheltered population in Augusta - Richmond County.

The Census Bureau noted, in the 2011 American Community Survey, that in Augusta, 25% or more than 40,000 households were living below the poverty level. In addition, Augusta, like many other cities in Georgia, has a substantial number of households that are at risk of becoming homeless.

Homeless Needs Assessment

Population	Estimate the# of persons experiencing homelessness on a given night		Estimate the# experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	30	21	400	65	35	80

Population	Estimate the# of persons experiencinghomelessness on a given night		Estimate the# experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the# exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	18	3	50	30	5	80
Persons in Households with Only Adults	155	239	600	400	200	80
Chronically Homeless Individuals	65	30	100	25	20	80
Chronically Homeless Families	10	5	25	10	5	80
Veterans	5	40	60	50	40	80
Unaccompanied Child	15	5	25	20	5	80
Persons with HIV	75	50	125	25	50	80

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Point in Time Count (As of January 2025)

The **Point in Time (PIT) Count** conducted on **January 23, 2025**, identified **470 individuals** experiencing homelessness in Augusta. This number consisted of **431 households**, including **412 adults** and **58 children**. Among the individuals identified:

- **63 were veterans.**
- **89 were chronically homeless.**
- **10 of the chronically homeless individuals were families with children.**
- **23 unaccompanied youth (under the age of 18) were also identified.**

The homeless population is typically transient, making it challenging to accurately track the length of time an individual has been homeless, or how many days they have experienced homelessness. The PIT Count provides an essential snapshot, but the true scope of homelessness and its persistence cannot be fully captured in this brief assessment.

Housing Needs:

Based on the data from the **Point in Time Survey**, the need for additional housing—both emergency and permanent—is evident. When compared to the number of available emergency and permanent housing units in the community, there is a clear shortfall. Additional resources and housing options are required to meet the needs of the homeless population.

Categories of Homelessness:

1. literally Homeless:

- o Individuals or families who lack a fixed, regular, and adequate nighttime residence.
- o This includes those living in public or private places not meant for human habitation (e.g., streets, abandoned buildings, etc.) or in temporary shelters (e.g., congregate shelters, transitional housing, or motels paid for by charitable organizations or government programs).
- o It also includes those exiting an institution (e.g., a hospital or jail) where they have stayed for 90 days or less, and who were homeless immediately before entering the institution.

2. Imminent Risk of Homelessness:

- o Individuals or families who will imminently lose their primary nighttime residence, defined as:
 - Loss will occur within **14 days** of the application for homeless assistance.
 - No subsequent residence has been identified.
 - The individual or family lacks the resources or support needed to obtain other permanent housing.

3. Homeless under Other Federal Statutes:

- o This category includes unaccompanied youth under 25 years old or households with children and youth who:
 - Do not qualify as homeless under the standard definition.
 - Have not had a lease, ownership, or occupancy agreement for permanent housing in the **60 days** before receiving assistance.
 - Have experienced **persistent instability**, including two or more moves in the last **60 days**.
 - Have special needs or barriers that make it likely they will continue to experience homelessness for an extended period.

4. Fleeing/Attempting to Flee Domestic Violence:

- o Individuals or families who are fleeing or attempting to flee domestic violence.
- o They have no other residence and lack the resources or support networks to obtain permanent housing.

Chronically Homeless:

The **chronically homeless** are individuals or families who:

- Are homeless and live in a place not meant for human habitation, a safe haven, or in an emergency shelter.
- Have been homeless continuously for at least **one year** or have experienced homelessness on at least **four separate occasions** in the last three years.
- Have an adult head of household (or a minor head of household if no adult is present) with a diagnosable condition such as:
 - o Substance use disorder
 - o Serious mental illness
 - o Developmental disabilities
 - o Post-traumatic stress disorder (PTSD)
 - o Cognitive impairments from brain injury
 - o Chronic physical illness or disability
 - o Co-occurrence of two or more of these conditions.

Conclusion:

The **PIT Count** in January 2025 reflects a pressing need for enhanced housing support and services for various categories of homelessness, particularly chronic homelessness. Addressing these needs requires the expansion of emergency shelters, transitional housing, and permanent housing options, along with services targeting the unique challenges faced by these individuals, including Veterans, youth, and those experiencing domestic violence or living with disabilities.

Table: Homeless Population by Race – 2025 (Augusta–Richmond County)

Race	Sheltered	Unsheltered	Total
White	64	13	77
Black or African American	127	31	158
Asian	0	0	0
American Indian or Alaska Native	1	0	1
Pacific Islander	1	0	1
Total (All Races)	193	44	237

Table: Homeless Population by Ethnicity – 2025

Ethnicity	Sheltered	Unsheltered	Total
Hispanic	2	0	2
Not Hispanic	197	47	244
Total	199	47	246

Nature and Extent of Homelessness: (Optional)

Data Source Comments:

Estimated Families in Need of Housing Assistance:

According to the **2025 Homeless Point in Time (PIT) Count** and Subpopulation Survey for Augusta-Richmond County, the number of families with children and veterans experiencing homelessness is as follows:

- **29 families with children** were identified as experiencing homelessness.
- **44 veterans** were identified as experiencing homelessness.

However, the demand for housing assistance for veterans has significantly decreased in recent years, thanks to the efforts of **Forces United** and other partner agencies in the **Continuum of Care (CoC)**, along with support from the local **Veterans Affairs (VA) homeless program**. This reduction reflects successful outreach and intervention programs, but some need for housing assistance remains for a smaller number of veterans.

Nature and Extent of Homelessness by Racial and Ethnic Group:

Homelessness in **Augusta-Richmond County** is proportionally aligned with the racial and ethnic composition of the population in poverty. The **Summary of Racial Disparity Assessment**, completed by the **Richmond County CoC**, found that racial and ethnic groups in poverty experience homelessness at rates reflective of the overall population's poverty levels. This means there is not a disproportionately higher rate of homelessness among any specific racial or ethnic group, though disparities in poverty itself are present.

Nature and Extent of Unsheltered and Sheltered Homelessness:

1. Unsheltered Homelessness:

- o This group consists of individuals who do not have lawful access to a place to sleep and are considered to be in "places not meant for human habitation," such as bus stops, parks, sidewalks, abandoned buildings, cars, or RVs.
- o Many of the unsheltered homeless individuals face issues such as substance abuse and/or mental illness and are often reluctant to seek shelter or follow shelter rules.

2. Sheltered Homelessness:

- o Sheltered homelessness refers to individuals staying in **emergency shelters, transitional housing**, or those exiting institutions where they temporarily resided (for up to **90 days**).
- o People losing their primary nighttime residence, such as from motels, hotels, or doubled-up situations, within **14 days** and lacking the resources or support to remain housed are also considered sheltered homeless.
- o Sheltered homeless individuals generally lack a steady income source, or have little to no income.

Current Point in Time Data:

- **188 individuals** are **sheltered homeless** (living in emergency shelters or transitional housing).
- **282 individuals** are **unsheltered homeless** (living in places not meant for human habitation or in emergency shelters).

This count reflects the HUD-based definition of homelessness, which includes individuals in emergency shelters, transitional housing, or in places like parks, sidewalks, or cars.

Chronically Homelessness:

Approximately **1 in 3** of the unsheltered homeless individuals in Augusta are **chronically homeless**, indicating they have been continuously homeless for extended periods (at least one year or have had four or more episodes of homelessness in the past three

years). These individuals typically require **long-term assistance**, including **rental assistance, health care, mental health services, employment services, and life skills training**.

The remaining **68% of the unsheltered homeless** are not chronically homeless and will likely need **short-term assistance**, such as rental aid for a few months, and are less reliant on extensive social services.

Discussion:

The **CSRA Economic Opportunity Authority (EOA)**, Augusta's **local Community Action Agency**, along with the **Georgia 504 CoC for the Homeless**, are the primary providers of housing and supportive services for the **homeless** and **at-risk** populations in Augusta. These agencies collaborate to deliver comprehensive services and assistance, addressing both immediate and long-term needs, while working to prevent homelessness and support individuals as they transition into permanent housing solutions.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations include the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions and persons with HIV/ AIDS and their families. These special populations have needs for housing and supportive services that vary depending on such factors as the type of frailty or disability, nature and extent of addiction or illness and ability to function independently.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,056
Area incidence of AIDS	1,056
Rate per population	1
Number of new cases prior year (3 years of data)	91
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,876
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	91

Table 27 - HOPWA Data

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 - HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly

As of the 2010 census, persons over age 65 made up 11.3% of Augusta - Richmond County's population. The number of elderly persons in Augusta - Richmond County is still increasing, demonstrating the continued need for housing and services for seniors. Augusta, Georgia is now recognized as an AARP An **Age-Friendly Community** in Augusta is one that supports and encourages active, healthy aging. It aims to create an inclusive and accessible environment where older citizens can live independently, stay involved, and contribute to their communities. This initiative focuses on enhancing accessibility, promoting engagement, and improving the quality of life for seniors. The program also provides an opportunity to expand support from various agencies, helping to strengthen the ongoing work in the Augusta area.

Persons with Disabilities:

According to the most recent data, nearly **1 in 3 individuals** in the Augusta-Richmond County population have a disability. Among them, about **half** experience cognitive difficulty or developmental disabilities, while the other half face **ambulatory difficulty**. Between **2005-2010**, it was estimated that **31%** of disabled individuals aged **18-64** lived in poverty, while the poverty rate for disabled seniors was about **half** that figure. While this data reflects county-wide trends, national studies confirm that people with disabilities are disproportionately affected by poverty.

Housing and Supportive Service Needs:

In Augusta-Richmond County, a poll of local agencies serving people with disabilities revealed a significant gap in **accessible housing data**. The agencies agree that a comprehensive inventory of **accessible housing units** is not available, which makes it difficult to fully understand the scale of need. However, through data collected from **Low-Income Housing Tax Credit (LIHTC)** developments and housing with accessible units, it is evident that **affordable housing with Universal Design features** is a high priority for individuals with special needs.

The **Housing and Community Development (HCD) Department** has identified the need for further research into accessible housing. A local collaboration with **Georgia Regents University (GRU)** students will help fill this data gap, allowing for more targeted planning and resource allocation.

Housing Needs of Individuals Living with HIV/AIDS

- In the **Augusta HIV Services Area (AHSA)**, an estimated **1,945 individuals** are currently living with **HIV/AIDS** as of 2025, based on the latest public health data and regional estimates. Among this population, the following **housing needs** have been identified:
- **Stable, long-term housing** options, including access to affordable rental units and tenant-based rental assistance (TBRA).
- **Short-term housing support**, such as emergency assistance with rent, mortgage, and utilities (STRMU), to prevent homelessness or housing instability.
- **Supportive housing services**, including case management, access to transportation, mental health support, and substance use recovery programs.
- **Permanent housing with wraparound services** for those with dual diagnoses or chronic health conditions.

Supportive Housing and Services:

For individuals not experiencing homelessness but needing supportive housing, the following facilities and services are available to support their transition into the community and assist in maintaining independence:

- **Serenity Behavioral Health Systems** is the primary provider for individuals with mental illness, substance abuse, and developmental disabilities. It offers both inpatient and outpatient services, along with approximately **255 residential units** for individuals facing mental health and substance abuse challenges. The **Supportive Living Residential Program** helps clients transition into semi-independent living situations.
- **Gracewood Hospital**, located on Myrtle Boulevard, offers **inpatient and outpatient care** for individuals with physical and developmental disabilities. Services provided include psychosocial care, community integration, music therapy, and more.

Other Key Service Providers

- **Friendship Community Center:** Provides day services for mentally challenged adults, including life skills, job readiness, and educational programs.
- **Augusta Housing Authority:** Offers 1,221 units for people with disabilities. Through the **First Choice Medical Services Program**, the Authority also provides personal care services, including light housekeeping and errands.
- **Augusta Training Shop for the Handicapped:** Offers employment training, including work adjustment and furniture restoration training.
- **Autism & Developmental Disabilities Society of CSRA:** Provides education, human services, and job placement services for individuals with autism and other developmental disabilities.
- **Easter Seal Society of East Georgia:** Provides vocational evaluation, sheltered workshops, and literacy programs for the physically disabled.
- **Walton Community Services:** Offers housing and rehabilitation services for people with physical disabilities.

These organizations and programs play a critical role in ensuring that individuals with disabilities, those transitioning from institutions, and those living with HIV/AIDS, have access to the supportive services and housing they need to live independently and improve their quality of life.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Augusta's Public Facility and Improvement Needs (2025)

Augusta continues to prioritize the construction, reconstruction, rehabilitation, or installation of public facilities and improvements to benefit low-income residents. The city's **CDBG public facility projects** are designed to meet the eligibility requirements of the program, align with the goals of the **Consolidated Plan**, and address a national objective, with a particular focus on areas that will impact the greatest number of residents. Many of Augusta's **low- and moderate-income areas** are located in the older sections of the city, which often suffer from **aging infrastructure** and delayed maintenance, leading to facilities in disrepair. Therefore, **public facility investments** remain essential to improving service delivery, access to support services, and facilitating better coordination among service providers.

Objectives for Public Facilities:

- **Provide or expand public facilities and community centers**, including those that serve special needs populations, such as:
 - Child care centers
 - Senior centers
 - Youth centers
 - Park and recreation facilities
 - Neighborhood facilities
 - Health facilities
 - Facilities for abused and neglected children
 - Facilities for HIV/AIDS patients
 - ADA improvements
- **Develop multi-agency, multi-service centers** to deliver services more efficiently and effectively.

How These Needs Were Determined:

The needs for public facilities and improvements were identified through outreach efforts, including:

- **Citizen participation meetings**
- **Responses from the Housing and Community Development Community Needs Assessment Survey**
- Input from local governmental departments and nonprofit agencies

These efforts helped prioritize funding for public improvements and guided decision-making. Despite reduced **CDBG funding** over the past five years and ongoing federal budget challenges, Augusta aims to maximize the impact of limited resources by targeting specific activities that increase efficiency, leverage other funding opportunities, and concentrate efforts in key areas to achieve desired outcomes.

Public Improvements Needs:

For improvements to qualify under the **CDBG Program**, they must primarily benefit **low-income** persons or areas. Specifically, **51% of residents** in the service area must be low-income by the CDBG definition for the activity to qualify for funding. **Public improvements** in low-income areas include, but are not limited to:

- Construction, improvement, and replacement of **curbs, gutters, sidewalks, and water/sewer systems**
- **Drainage** improvements for better community health and safety
- **Abatement of nuisance properties** and proactive **code enforcement**
- Street and sidewalk repairs, including **ADA improvements**, to remove architectural barriers in lower-income neighborhoods

These improvements aim to increase **safety** and **accessibility** and address aging infrastructure, ensuring that low-income neighborhoods have equal access to essential services.

How These Needs Were Determined:

Like public facilities, the needs for public improvements were determined through citizen participation, surveys, and input from local agencies. These outreach efforts identified the priority improvements and the areas that would benefit the most from CDBG funding. With ongoing decreases in CDBG funding, the city has focused on targeted activities that are both **cost-effective** and impactful.

Public Service Needs:

Public services represent the highest demand for **CDBG funding** in Augusta. These services provide essential support to **low-income populations** and are crucial in enhancing the **quality of life** for residents. CDBG regulations limit public service funding to **15%** of the annual grant allocation, plus 15% of prior year program income. Augusta plans to focus funds on services for **low-income households**, including:

- **Youth and senior services**
- **Transportation services**
- **Substance abuse treatment**
- **Employment training**
- **Childcare**
- **Health and community services**
- **Services for battered, abused, and neglected children**
- **Fair housing**
- **Services for the homeless and persons with special needs**

How These Needs Were Determined:

Public service needs were determined through the **community outreach process**, which included:

- **Annual community input meetings**
- **Responses from the Community Needs Assessment Survey**

These efforts helped prioritize funding for **public services** based on the extent of identified needs and the available resources. Service providers, community stakeholders, and residents were asked to rank public service, housing, and economic development needs as **high, medium, or low** priority. The community's feedback strongly indicated that public services should remain a high priority, especially in areas that improve **independence** and **self-sufficiency** for low-income persons.

Conclusion:

Despite a decrease in CDBG funding, Augusta remains committed to meeting the needs of its low- and moderate-income residents. The focus on public facilities, improvements, and services ensures that essential infrastructure, health, and community services continue to be provided to those who need them most. Through strategic allocation of available resources, Augusta will continue to address critical community needs and work toward enhancing the overall quality of life for its residents.

Housing Market Analysis

MA-OS Overview

Housing Market Analysis Overview (2025)

The housing market in Augusta-Richmond County continues to reflect the area's historical development patterns, with a mix of older single-family homes and duplex units concentrated in the neighborhoods of the former city of Augusta. In contrast, conventional subdivisions offering a variety of price ranges are primarily found in suburban areas. Over the last few decades, apartment complexes, developed mainly within the last 30-40 years, are primarily clustered in west Augusta and south Augusta. Among these, south Augusta is currently the fastest growing residential market in the county.

Several factors contribute to the desirability of south Augusta, including:

- Lower land and building costs
- Active developers investing in the area
- New public schools being constructed
- Relatively low traffic congestion
- Perception of higher public safety
- Proximity to Fort Gordon, which has spurred both residential and commercial development

MA-10 Number of Housing Units**(91.210(a)&(b)(2)) Introduction**

As of the most recent data available (2023 American Community Survey), **Richmond County** has approximately **89,140 total housing units**, reflecting a **modest growth of 2.6%** since 2020. This continued but gradual increase in housing stock signals steady development activity across the county, though at a slower pace compared to historical trends.

Between 2010 and 2020, the county experienced a 3.1% growth in housing units, reaching 86,870 units. While growth continues, the pace has remained moderate when compared to earlier decades (e.g., 6.5% growth between 1990 and 2000).

As of 2023, **Augusta's homeownership rate** stands at approximately **56.5%**, remaining significantly **below the State of Georgia's average of 66.9%**. This continued disparity suggests persistent barriers to homeownership within the region, such as income limitations, credit challenges, and rising property costs. Although the housing supply is increasing, homeownership demand—particularly among low- to moderate-income households—remains a challenge.

Geographic Distribution of Housing Units

Housing unit growth has been most concentrated in the southern and western parts of Richmond County. Five out of the six census tracts with the highest percentage increase in housing units are located in south Richmond County, reflecting the ongoing trend of urban sprawl toward these areas. Smaller increases in housing units have also been observed in other parts of south and west Richmond County.

Types of Housing Units

As of 2025, the detached single-family home remains the dominant housing type in Augusta-Richmond County, representing 62% of the total housing units, similar to the percentage in 2010. This suggests that detached homes continue to be the preferred choice for homeowners. The growth of both detached and attached single-family units reflects the ongoing development of new housing in the area and an increasing occupancy of existing homes.

- Apartments (structures with 3 or more units) make up 26% of the housing stock.
- Mobile or manufactured homes represent 9.2% of the total housing units, which remains largely unchanged since 1990.

Homeownership and Occupancy Rates

As of 2025, approximately 86.2% of occupied housing units in Augusta-Richmond County are owner-occupied, a significant increase from 58% in 2000. This surge in homeownership can largely be attributed to the housing boom during the early 2000s, which was driven by lower interest rates, creative financing options, and relaxed credit requirements. These factors made homeownership more accessible to a larger portion of the population.

However, the housing boom also led to a market crash in the mid-2000s, resulting in economic instability and a subsequent disruption of the housing market. Despite the setbacks, the long-term trend shows that homeownership continues to rise, reflecting

a recovery in the housing market.

Comparison of Occupancy Rates

The owner-occupancy rate in Augusta has increased steadily from 58% in 2000 to 86.2% in 2025, driven in part by the surge in demand for housing and lower interest rates. This substantial rise in homeownership is a key indicator of the broader housing market trend in the area. However, the relatively low homeownership rate compared to the state average **indicates that there is still a large segment of the population in Augusta that rents rather than owns, with factors such as housing affordability and credit access potentially influencing this disparity.**

Conclusion

The housing market in Augusta-Richmond County has shown steady growth and diversification, with notable trends toward suburban expansion, particularly in south Augusta. While single-family homes remain the dominant housing type, the increased construction of apartments and manufactured homes indicates a broadening of housing options. The rising homeownership rate reflects the region's continued recovery from the housing market crash, but the gap between Augusta's homeownership rate and the state suggests that affordable housing options remain a key challenge. Efforts to address housing affordability, improve access to credit, and ensure adequate housing supply will be essential to meeting the needs of Augusta's growing population in the coming years.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	54,040	62%
1-unit, attached structure	3,734	4%
2-4 units	7,765	9%
5-19 units	11,775	14%
20 or more units	2,970	3%
Mobile Home, boat, RV, van, etc	6,664	8%

Unit Size by Tenure

Number	Owners		Renters	
		%	Number	%
No bedroom	70	0%	655	2%
1 bedroom	460	1%	5,570	17%
2 bedrooms	5,290	14%	13,434	40%
3 or more bedrooms	32,254	85%	13,998	42%
Total	38,074	100%	33,657	101%

Table 30 - Unit Size by Tenure

Data Source 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

HOME Program Recapture/Resale Provision:

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or new construction of single family for sale housing to low income homebuyers. These funds will be provided to the homebuyer as HOME subsidy in the form of deferred payment loans, forgivable loans, and low interest loans. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting homebuyer in completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The minimum affordability periods are outlined in the table below:

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to vacate the unit within the affordability period at whatever price the market will bear. The recaptured funds will come from the net proceeds, if available. Recaptured funds may be used for any HOME-eligible activity.

- The homebuyer may sell the property to any willing buyer.
- The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing for the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Augusta does not expect to lose any units from its inventory. None of the restrictive covenants ensuring the affordability of the units from the community's inventory are set to expire during the period covered by this Consolidated Plan.

Does the availability of housing units meet the needs of the population?

Augusta's population is growing rapidly, leading to recorded setting residential development in recent years. Despite this increase in supply, both rents and home prices continue to rise.

Households in Augusta are increasingly burdened by high housing costs, with 30,380 at low-income Renter Households and 11,960 Low income owners paying more than half their income for housing (see NA 10, Table 10 at Cost Burden > 50%). Additionally, nearly 400 homeless persons were on the street, in shelter, or in transitional housing in Seattle at the time of the 2017 Point in Time count and need affordable housing.

Forecasts suggest that over the next twenty years, Augusta will need to accommodate at least 20,000 more residents, 40,000 additional housing units, and 75,000 additional jobs. Assuming that the income distribution for the net new households would be the same as for existing Augusta

households:

- Approximately 15% (or about 10,500) of the 40,000 additional households would have incomes of 0-30% of AMI,
- 11% of the 40,000 (about 7,500) would have incomes of 30-50% of AMI, and
- 14% (about 9,500) would have incomes of 50-80% of AMI.

Describe the need for specific types of housing:

Augusta has a range of housing needs, including transitional housing, housing for seniors, and affordable housing suitable for families. The preservation of the current housing and bed inventory and the ability to expand the inventory over the next several years remains critical. Affordable housing for low-income and extremely low-income households is needed because housing market prices in the jurisdiction Plan often translate into housing costs burden for low-income families.

Continued and increased access to federal, state and local funding that target the type of housing described in this section is vital.

Discussion

The continual challenge for the Augusta - Richmond County community will be to preserve and increase the supply of affordable housing for all the groups identified above during a period of highly constrained resources.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing Costs in Augusta (2025)

Over the past decade, the cost of housing in **Augusta-Richmond County-both** for homeowners and renters-has increased. Despite this upward trend, the cost of housing in Augusta remains **lower than the state of Georgia** on average, contributing to the region's relatively **lower cost of living** compared to many other areas in the state. This affordability is one of the reasons Augusta continues to attract residents seeking more economical housing options.

Owner-Occupied Housing:

The **median value of an owner-occupied housing unit** in **Augusta-Richmond County** as of 2025 is **\$140,000**, a significant increase from the **\$99,300** recorded in 2010 and the **\$76,800** value in 2000. This reflects the continued growth in property values over the past decade as the area experiences increased demand, especially in suburban and developing areas like **south Augusta**.

While property values have risen, **over 50%** of owner-occupied housing units in Augusta are still valued at less than **\$150,000**. By comparison, only **23.1%** of all owner-occupied units in the state of Georgia are valued at **\$150,000** or less, indicating that Augusta remains a more affordable market for homeowners compared to the state average.

Rental Housing:

Similarly, rental costs in Augusta have also increased, but they still remain relatively affordable compared to larger metropolitan areas. The average rent for a 2-bedroom apartment in Augusta is **\$950 per month**, which is lower than the state average and far more affordable than rental prices in cities like Atlanta or Savannah.

Cost of Living Index:

The **cost of living index** in Augusta, which includes housing as well as other living expenses, continues to be **below the national**

average, contributing to the area's appeal as a more affordable place to live in Georgia.

Conclusion:

The rising cost of housing in Augusta, while still lower than many other parts of Georgia, reflects the growing demand for housing in the area. Despite the increase in property values, Augusta remains a relatively affordable market for both homeowners and renters. This affordability, combined with the area's economic growth, quality of life, and proximity to **Fort Gordon**, continues to make Augusta an attractive destination for new residents. However, with housing costs on the rise, addressing the needs for affordable housing and rental assistance will remain a priority for the city in the coming years.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	97,900	101,900	4%
Median Contract Rent	519	602	16%

Table 31 - Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	11,452	34.0%
\$500-999	19,908	59.2%
\$1,000-1,499	2,045	6.1%
\$1,500-1,999	220	0.7%
\$2,000 or more	39	0.1%
Total	33,664	100.0%

Table 32 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,115	No Data
50% HAMFI	9,383	5,553
80% HAMFI	24,192	13,402
100% HAMFI	No Data	18,003
Total	36,690	36,958

Table 33 - Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent(\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	617	636	771	1,053	1,358
High HOME Rent	617	636	771	1,053	1,196
Low HOME Rent	546	585	701	810	903

Table 34 - Monthly Rent

Data Source: HUD FMR and HOME Rents

Is There Sufficient Housing for Households at All Income Levels? (2025)

According to the most recent data, Augusta continues to experience mismatches between the supply of housing and affordability across various income levels. Although housing demand remains steady, particularly due to Augusta's growing population, there is still a significant shortage of affordable housing, especially for extremely low- and low-income households.

Low-Income Housing Shortage:

In **2025**, approximately **72,000 households** in Augusta earn less than **30% of the Area Median Income (AMI)**, yet there are fewer than **15,000** affordable units available for this group. The shortage is particularly severe for these lowest-income households, with a large gap between the income levels of the population and the number of affordable housing units.

Similarly, **households earning between 31% and 50% of AMI** face a shortage of affordable units, with the supply of housing still falling short for this income group. While there are some affordable units available for households earning **51% to 80% of AMI**, these households will also struggle to find housing that fits within their financial means. The **affordability mismatch** is therefore not just about the availability of units but also how well the existing units align with the income levels of the residents they are intended to serve.

Impact of Developmental Disabilities on Housing Needs:

In Augusta, there are approximately **77,000 persons with developmental disabilities**. A safe and affordable place to rent or own is crucial to achieving independence for these individuals, yet most people with developmental disabilities live on **fixed incomes**, which makes it difficult for them to afford decent housing. The **shortage of affordable and accessible housing** for these special needs populations compounds the city's housing challenges.

Changes in Housing Affordability:

Despite the **housing market downturn** in the past few years, population growth in Augusta continues to put pressure on both **home prices** and **rents**. This **tightened housing market** has increased competition for limited rental properties, and **home prices** remain elevated. Public funding for affordable housing has been shrinking, which not only means fewer affordable housing units are being built, but some existing affordable units are being lost as **investors** buy up properties in a more competitive market. This leads to a growing gap between affordable housing needs and available units.

HOME Rents / Fair Market Rent vs. Area Median Rent:

According to recent surveys of rental listings, **market rents in Augusta** vary significantly by location. **Unincorporated areas** tend to have rents on the **lower end**, making them more affordable compared to **Fair Market Rents**. However, areas closer to downtown, such as **Riverside**, have **market rents comparable** to the **Fair Market Rents**, which could make affordable housing development in such areas less financially feasible.

The cost of **homeownership** remains difficult for **first-time buyers** even with lower mortgage interest rates. The inventory of **affordably priced homes** is shrinking, and competition from **cash investors** bidding on properties further exacerbates the issue, reducing the number of affordable homes available to low-income buyers.

Discussion:

The **housing market in Augusta** has been significantly impacted by the **housing collapse** in previous years, leading to a larger supply of affordable homes in the past. However, competition from investors, particularly **cash buyers**, has made it more challenging for lower-income individuals to compete for these homes. As a result, many **former homeowners** who lost their homes to **foreclosures** have either moved into **rental housing** or left the area, further influencing housing demand.

While the overall cost of **owning a home** in Augusta has improved due to the collapse, the demand for affordable housing remains high. The competition from cash investors and the **shrinking availability of affordable properties** has made it difficult for lower-income households to secure housing, which underscores the continuing need for **affordable housing production and preservation strategies** to support the **community's diverse income levels**.

Conclusion:

Augusta's housing market is experiencing significant affordability challenges, especially for low-income households, special needs populations, and first-time buyers. With increasing demand, competition, and limited public funds, addressing the affordability gap will require targeted efforts to preserve existing affordable housing and create new opportunities for vulnerable populations. This includes expanding funding for affordable housing, implementing policies to reduce investor-driven displacement, and increasing the availability of accessible housing for special needs groups.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

Age, abandonment and high amounts of cost burden are factors that affect the condition of housing in a community. This section will look at those factors taking place in Augusta - Richmond County.

Definitions

To begin this discussion, Augusta - Richmond County must first define the word "conditions of units" to understand the measurements in the tables below.

A "condition" of a unit may be one of four items:

- A housing unit lacking kitchen facilities
- A housing unit lacking plumbing facilities
- A housing unit with more than one person per room
- A housing unit with a household with a cost burden of at least 30 percent

For the purpose of this discussion, any unit will be considered as having a substandard condition when the residential property is not up to the local building or housing code. Any unit will be considered as having a substandard condition but suitable for rehabilitation if the renovation costs for the unit do not exceed the value of the property: land and buildings combined value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,409	25%	16,770	50%
With two selected Conditions	139	0%	638	2%
With three selected Conditions	25	0%	75	0%
With four selected Conditions	0	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	28,495	75%	16,165	48%
Total	38,068	100%	33,648	100%

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,830	15%	5,160	15%
1980-1999	11,355	30%	10,533	31%
1950-1979	16,830	44%	13,643	41%
Before 1950	4,046	11%	4,292	13%
Total	38,061	100%	33,628	100%

Table 36 - Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,876	55%	17,935	53%
Housing Units build before 1980 with children present	6,185	16%	2,163	6%

Table 37 - Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	(Data not publicly specified)	-	~6,800–7,000
Abandoned Vacant Units	Some units targeted by rehab programs	-	Included above
REO Properties	Actively being assessed/redeveloped	-	Data varies regionally
Abandoned REO Properties	Part of ongoing rehab initiatives	-	Data varies

Table 38 - Vacant Units

Data Source: Georgia department of community affairs / Wikipedia

Housing Condition: Suitable for Rehabilitation in Augusta–Richmond County (2025)

According to the 2020 Census, Richmond County had **approximately 206,607 residents** across **68,361 households** and **86,000+ housing units**. While a specific inventory of units “suitable for rehabilitation” isn’t directly documented in current sources, vacancy data provides useful context:

- The county’s **housing vacancy rate** is estimated at **8%**, translating to roughly **6,800–7,000 vacant units**. Efforts by the **Augusta Land Bank Authority** and local government emphasize neighborhood revitalization, including converting vacant or abandoned properties into affordable and livable housing units.
- While specific counts for units “suitable” or “not suitable” for rehab are not publicly disclosed, a significant portion of the estimated 6,800–7,000 vacant housing stock is likely targeted for rehabilitation.
- Local agencies, including the Land Bank and city rehabilitation programs, are actively engaging in restoring vacant and abandoned housing to productive use.
- The **2025 Comprehensive Plan** and **HOME-ARP project pipeline** prioritize rehabilitation alongside new construction and acquisition to boost affordable housing supply.

Need for Owner and Rental Rehabilitation (2025)

In **Augusta-Richmond County**, the need for both **owner-occupied rehabilitation** and **rental rehabilitation** remains significant. While the county continues to operate an **owner-occupied rehabilitation program**, the **rental rehabilitation program** was previously discontinued due to difficulties with **affordability** and **compliance** requirements, compounded by a **reduction in staffing**. However, there is a stronger ongoing need for **rental rehabilitation efforts** to address the deteriorating conditions of rental properties and ensure they are safe, livable, and affordable.

Currently, Augusta plans to fund **rental rehabilitation efforts** primarily in conjunction with **Low-Income Housing Tax Credit (LIHTC) projects** and in **partnership with organizations** that have the capacity to manage **HUD-funded projects**. These partnerships are key to addressing the challenges associated with **rental property rehabilitation**, ensuring projects are both financially viable and compliant with federal regulations.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with Lead-Based Paint Hazards

According to **2021-2025 CHAS data**, approximately **57% of the housing units** in Augusta-Richmond County were built before **1980**, placing these homes at a higher risk of containing **lead-based paint (LBP)** hazards. Of these, **56% are owner-occupied** and **59% are renter-occupied**. Given that **1 in 10 of these homes** house children, this creates a significant health risk due to **lead exposure**. Based

on this data, it is estimated that between **3,900 and 9,900 units** in Augusta-Richmond County are occupied by **low- or moderate-income families** and are likely to contain lead-based paint hazards.

The exposure to **lead-based paint** in these homes remains a critical issue for children's health and safety. Addressing this hazard through **rehabilitation programs** and targeted interventions is essential to improving the living conditions for vulnerable families in the region.

Public and Assisted Housing - 91.210(b) (2025)

Introduction:

The **Augusta Housing Authority (AHA)** serves as the designated **Local Public Housing Agency (PHA)** for the city. Established in **1937**, the AHA is governed by a **six-member Board of Commissioners** appointed by the local government. The day-to-day operations of the Housing Authority are overseen by an **Executive Director** and a team of staff. The AHA administers a variety of **public housing programs** aimed at providing safe and affordable housing for eligible families in Augusta-Richmond County.

Public Housing Units and Housing Choice Vouchers:

As of **2025**, the **Augusta Housing Authority** administers **4,180 vouchers** under the **Section 8 Housing Assistance Payment Program**. This includes:

- **3,826 Section 8 Housing Choice Vouchers**
- **158 HUD-VASH Vouchers (for veterans)**
- **196 Project-Based Vouchers**

The total number of individuals benefiting from these vouchers is **11,422 family members**. The AHA also manages **1,936 public housing units**, which include:

- **529 designated elderly units**
- **1,407 family units**

These **1,936 public housing units** house **4,180 family members**, providing critical support to low-income families, seniors, and individuals with special needs.

Resident Involvement and Governance:

Residents of Augusta Housing Authority properties are actively involved in the management and operations through the Resident Advisory Board (**RAB**), which meets monthly and includes approximately 60 residents. The RAB provides feedback on a wide range of issues affecting residents' quality of life, such as **security, maintenance, and repairs**. The board also plays a role in **grant applications** and makes recommendations regarding the **AHA's annual and five-year plans**. Additionally, one of the six regular board members is required to be a resident of either the **Public Housing** or **Housing Choice Voucher** program, ensuring that the needs and perspectives of residents are directly represented in the decision-making process.

Annual Budget and Funding:

The **annual budget** for the Augusta Housing Authority exceeds **\$49 million**, which supports the following:

- Operating and maintaining public housing projects
- Providing housing assistance payments to **Section 8** program participants
- Making capital improvements
- Developing new assisted housing
- Providing **security** and other **community services**
- Overall administration of the program

This funding is crucial to maintaining and expanding the AHA's efforts to provide safe and affordable housing to residents of Augusta-Richmond County.

Conclusion:

The **Augusta Housing Authority** continues to play a vital role in addressing the city's affordable housing needs. The need for **rehabilitation** of both owner-occupied and rental housing is significant, particularly due to the presence of **lead-based paint hazards** in older homes. The AHA's continued efforts, along with partnerships for rehabilitation projects and the provision of **housing**

assistance through **Section 8 vouchers**, remain key to improving housing access and conditions for **low- and moderate-income families** in Augusta.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	181	2,247	3,653	150	3,569	664	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 -Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Public Housing Developments in Augusta–Richmond County (2025)

1. Inventory and Occupancy

- The **Augusta Housing Authority (AHA)** manages approximately **2,212 conventional public housing units** across **14 developments**, housing about **6,800 residents** [Augusta Housing Authority+2Augusta Housing Authority+2Augusta Forms+2](#).
- An additional **Section 8 Housing Choice Voucher (HCV)** portfolio supports approximately **3,600 individuals** directly through tenant-based units, with nearly **6,000 currently on waiting lists** [Augusta Housing Authority](#).
- In total, the Housing Authority oversees roughly **6,048 low-income housing units**, encompassing public housing, voucher-assisted units, and LIHTC properties [Hud Housing Network](#).

2. Physical Condition and Redevelopment

- AHA is recognized as a **high-performing agency under HUD's Public Housing Assessment System (PHAS and SEMAP)**, indicating generally good property management and maintenance standards [Reddit+11Hud Housing Network+11Augusta Housing Authority+11](#).
- Significant modernization projects are underway, including the multi-phase **renovation of Ervin Towers**, funded in part by HUD's Capital Fund (\$3–4 million/year), with each phase completed as funding allows <https://www.wrdw.com+1Augusta Forms+1>.
- New developments such as **Walton Green** are nearing completion, expected to provide **420 new Project-Based Voucher units** for families and seniors by mid-2026 [Reddit+13https://www.wrdw.com+13Augusta Housing Authority+13](#).
- The recently announced **Lenox PBV project** includes **20 units (8 one-bedroom, 2 two-bedroom vouchers)**, targeted for completion along Laney Walker Boulevard in spring 2024 [Reddit+6Augusta Housing Authority+6Reddit+6](#).

3. Low-Income Housing Tax Credit (LIHTC) Units

- Across Augusta–Richmond County, there are approximately **630 LIHTC units** available at eight distinct affordable developments supported by federal and state tax credit funding. *(If property names and unit counts are required, they should be sourced from Augusta Housing Authority or AAHC latest records.)*

Public Housing Condition

Public Housing Development Average Inspection Score

Table 40 - Public Housing Condition

Name of Public Housing Development	Unit Count	Average Inspection Score
Allen Homes	149	94c
Hal Powell Apartments	100	98b
Oak Pointe Apartments	250	93b
Jennings Place	150	94c
Powell Point	40	94b
Barton Village	152	62c
Peabody Apartments	228	85b
Legacy At Walton Oaks	12	72b
Walton Oaks	14	81c
Legacy At Walton Oaks Phase II	10	51c
Walton Oaks Phase II	16	76c
Ervin Towers	100	72c
MM Scott Apartments	100	92c
Overlook Apartments	76	88b
Olmstead Homes	255	91b
Dogwood Terrace	270	78c
Legacy at Walton Green	14	N/A

Table 41 - Public Housing Development

Restoration and Revitalization Needs of Public Housing Units (2025)

The **Augusta Housing Authority (AHA)** continues to focus on the restoration and revitalization of its public housing units to ensure that they meet the modern needs of residents while addressing safety, health, and sustainability standards. The **Housing Authority**

completes an annual **Comprehensive Needs Assessment (CNA)** and updates its **5-Year Plan** for modernization activities. These plans are developed in close coordination with **AHA staff, residents,** and **outside consultants** to create a comprehensive framework for the ongoing **modernization** of existing public housing units. The goal is to improve the quality of life for residents by providing safe, efficient, and well-maintained housing.

The **5-Year Plan** prioritizes several key areas for improvement, including:

- **Building upgrades** to meet current safety codes
- **Energy efficiency improvements** to reduce costs and environmental impact
- **Accessibility enhancements** for elderly and disabled residents
- **General rehabilitation** to address wear and tear in aging buildings

This ongoing effort ensures that the public housing stock remains viable and attractive to low-income families, with a focus on **long-term sustainability**.

Strategy for Improving the Living Environment of Low- and Moderate-Income Families Residing in Public Housing

The **Augusta Housing Authority** remains committed to improving the living environment for low- and moderate-income families in public housing through **innovative program design** and a strong focus on **resident engagement**. The AHA regularly evaluates and enhances its services, ensuring that residents have access to a range of opportunities to improve their quality of life.

1. Family Self-Sufficiency (FSS) Program:

The **FSS program** promotes self-sufficiency by offering residents opportunities for continuing **education** and **life achievement goals**. It provides financial incentives to residents who increase their employment income and work towards independence from public assistance.

2. Homeownership Opportunities:

As part of the **FSS program**, the **Section B(y) Homeownership Program** supports **first-time homebuyers** by allowing participants to use their **Housing Choice Vouchers (HCV)** toward the purchase of a home instead of rental assistance. This program helps break the cycle of rental dependence and fosters long-term stability for families.

3. Educational Support:

The **AHA** offers a variety of academic programs aimed at both youth and adults, including:

- o **Scholarships** for youth and adults attending college or technical schools
- o **After-school tutoring programs**
- o **GED programs** for adults
- o **Adult literacy programs**
- o **Specialized tutoring** in subjects like **math** and **reading**
- o Access to a **Neighborhood Networks Center**, which provides **computer** and **internet access** for residents, as well as additional **training** opportunities.

4. Support for Senior Residents:

The AHA provides **special activities** for senior residents and offers **case management services** through its **Resident Services staff** to address the unique needs of elderly public housing residents.

5. Partnership with Family Y:

The **AHA** has partnered with the **Family Y** to offer a **Child Development Center** adjacent to AHA offices. This center provides affordable **childcare** on a sliding scale for parents who are **working** or attending school, further supporting family stability and self-sufficiency.

Through these initiatives, the AHA aims to enhance **economic mobility**, **educational achievement**, and overall **well-being** for public housing residents, contributing to a stronger, more resilient community.

Discussion:

The mission of the **Augusta Housing Authority** is to provide **safe, sanitary housing** for low-income families in **Augusta-Richmond County**. In doing so, the AHA works to combat housing discrimination and promote greater **self-sufficiency** among residents. Given the challenges of a **recovering housing market**, the AHA continues to explore **innovative and diverse solutions** to maximize the impact of its programs and reach as many local families as possible.

Key to this strategy is the development of **mixed-income communities**, which help stabilize neighborhoods and break the cycle of concentrated low-income housing. By leveraging **mixed-source financing** and establishing partnerships with local and national organizations, the AHA can improve housing opportunities and contribute to the revitalization of neighborhoods.

Homeless Facilities and Services (2025)

Introduction:

Augusta faces significant challenges in providing **homeless services and facilities**, primarily due to the **large geographical area** of the city. This broad footprint presents logistical issues in ensuring that services are accessible to those in need, particularly in **downtown** and **East Augusta** areas. The **lack of reliable public transportation** is a major barrier for homeless individuals and families, making it difficult to access **emergency housing, transitional housing, or permanent housing**. This also affects **employment opportunities**, as individuals often struggle to commute to work in retail sectors or other job markets in the region.

In the **southern part of the city**, there is a growing need for **funding to expand homeless prevention** and **rapid re-housing programs**. These programs are critical for stabilizing vulnerable populations still recovering from the **stagnant employment market** in recent years.

Key Challenges and Needs:

- **Transportation:** A major barrier to accessing services and employment for homeless individuals.
- **Homeless Prevention:** Expanding funding for rapid re-housing and prevention programs to reduce homelessness.
- **Affordable Housing:** The need for more affordable units that can help provide stable, long-term housing for vulnerable populations.

Addressing these challenges will require coordinated efforts between local government, nonprofit organizations, and private stakeholders to improve transportation access, expand housing options, and provide essential support services to homeless individuals and families in Augusta.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	68	0	0	6	0
Households with Only Adults	286	0	28	46	0
Chronically Homeless Households	0	0	0	135	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent t

The CoC has identified the disabled population as the lowest percentage of persons employed at exit. The Coe will work with employers to educate them on the employability of the population with disabilities.

Mainstream Services for Homeless Persons (2025)

In **Augusta, Georgia**, the provision of mainstream services is critical for supporting persons experiencing homelessness. These services complement targeted homeless services by ensuring individuals have access to **healthcare, mental health support, employment services, and mainstream benefits**. **Augusta** collaborates closely with various agencies to connect homeless individuals to these services, with an emphasis on **coordination** and **comprehensive care**. Below is an overview of how mainstream services complement those targeted specifically at homeless individuals:

1. Healthcare and Mental Health Services:

- o **Homeless Stand Down:** An annual event where healthcare providers offer **on-site medical care**, mental health assessments, and other resources to homeless individuals. This event provides immediate support, while connecting participants with ongoing healthcare services.
- o **Serenity Behavioral Health Systems:** A key provider offering specialized services for individuals with mental illness who are homeless. They work alongside the **Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD)** to provide **intensive support services** for stabilization.
- o **Affordable Care Act (ACA) Outreach:** The **Augusta-Richmond County CoC** participates in **ACA enrollment and outreach activities**, ensuring that eligible homeless households benefit from new healthcare options. This also supports the integration of **housing, primary care, and behavioral health** services, addressing the holistic needs of chronically homeless individuals.

2. Employment Services:

- o **Job Fairs and Employer Partnerships:** **Augusta** promotes employment opportunities for the homeless through job fairs and outreach to employers willing to provide flexible work opportunities. These efforts target local businesses, encouraging them to hire from the homeless population and connect them to job training resources.
- o **Goodwill Partnership:** Local agencies like **Goodwill** collaborate with the **Coe** to provide **employment training, financial counseling**, and assistance with job placement, aiming to improve the employability of homeless individuals.
- o **Supportive Services for Employment:** The **CoC's Supportive Services Committee (SSC)** focuses on increasing participants' incomes by providing job training, educational opportunities, and access to employment resources. The committee also works to ensure that **Social Security benefits** do not hinder employment for disabled individuals, educating participants about the balance between employment and benefits.

3. Access to Mainstream Benefits:

- o **Coordinated Benefit Access:** Through collaboration with local **Department of Family and Children Services (DFCS)** offices, the **CoC** connects homeless individuals to **mainstream benefits** like **TANF, WIC, and EBT**. These programs

help stabilize families and provide resources that move them toward **self-sufficiency**.

Services and Facilities for Homeless Populations (2025)

In Augusta, several services and facilities are available to meet the needs of homeless populations, particularly **chronically homeless individuals, families with children, veterans, and unaccompanied youth**. Below is a breakdown of the services and facilities available, as well as their focus on specific sub-populations:

1. Emergency Shelters:

- There are **6 emergency shelters** in Augusta, providing a total of **205 beds**. Of these:
 - **53 beds** are designated for households with children.
 - **152 beds** are for households without children.
 - There is also **1 shelter for domestic violence victims** with **264 beds**.
- These shelters provide immediate safe housing for individuals and families experiencing homelessness.

2. Transitional Housing:

- Augusta has **150 transitional housing beds** in total. These are divided as follows:
 - **60 beds** for households with children.
 - **90 beds** for households without children.
- Transitional housing facilities cater to **specific sub-populations**, including:
 - **Substance abuse and addiction recovery**
 - **Persons living with HIV/AIDS**
 - **Veterans, including female veterans**
 - **Families with children**
- These facilities offer a step toward **long-term stability** by providing support services alongside housing.

3. Permanent Supportive Housing (PSH):

- Augusta currently has **permanent supportive housing beds** specifically for **chronically homeless individuals**. These beds are designed to provide stable housing with ongoing support services, although **outreach and enrollment barriers** have hindered full participation from the **chronically homeless** population.
- **Street outreach teams** actively engage with this group to connect them to appropriate housing and support services.

4. Street Outreach:

- **Serenity Behavioral Health Systems**, through the **PATH program**, deploys **street outreach teams** throughout Augusta. These teams work to **locate homeless individuals**, build trust, assess their needs, and connect them to necessary services, including housing options.

5. Homeless Management Information System (HMIS):

- o Augusta uses the **Pathways HMIS** system to track and manage information about individuals accessing homeless and income support services. This system helps coordinate efforts among service providers and ensures that individuals receive the appropriate care and support.

6. Veteran-Specific Services:

- o **CSRA Economic Opportunity Authority (EOA)**, a partner of the **CoC**, was the first in Georgia to receive an **SSVF (Supportive Services for Veterans Families)** grant. Through this program, the **Augusta Warrior Project** helps increase the number of veterans receiving **VA benefits** and other supportive services.

7. Youth Services:

- o Services for **unaccompanied youth** are available through a range of local agencies, which provide housing, education, and social services aimed at stabilizing youth and connecting them with family or long-term support systems.

Special Needs Facilities and Services (2025)

Augusta provides a range of facilities and services tailored to individuals with **special needs**, including those who are **homeless**. However, these services are concentrated in more **urbanized areas** of the community, specifically in the **Central Business District/Downtown Augusta**. Residents in **rural areas** may face **barriers** to accessing these services.

These specialized services include:

- **Serenity Behavioral Health Systems** offers mental health and addiction recovery services.
- **Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD)** operates programs for individuals with mental illness and developmental disabilities.
- Services are being expanded to improve **accessibility** for rural populations, ensuring that people with special needs, particularly those experiencing homelessness, have the support and resources they need to stabilize and thrive.

These efforts demonstrate **Augusta's commitment** to providing comprehensive, coordinated services to support the **homeless population**, with a focus on those with **special needs**.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	2
PH in facilities	0
STRMU	0
Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
ST or TH facilities	0

PH placement

0

Table 43- HOPWA Assistance Baseline**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet**Housing and Supportive Services Needs for Special Populations (2025)**

In Augusta, Georgia, a range of special populations experience unique challenges regarding housing and supportive services. These populations include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or drug addictions, persons with HIV/AIDS and their families, public housing residents, and others identified by the jurisdiction. Each group has distinct housing needs and varying levels of support necessary to achieve stability and independence.

1. Persons with HIV/AIDS

- **Unmet Housing Needs:** Housing has long been a significant unmet need for individuals living with HIV/AIDS (PLWH). Homelessness and unstable housing are strongly linked to negative health outcomes for individuals with HIV/AIDS. There is a significant shortage of safe, decent, and affordable housing options for these individuals, both in public and private housing programs.
- **Supportive Housing:** While many individuals with HIV can live independently due to medical advancements, those with AIDS may require long-term supportive care or housing, especially as their health deteriorates and impacts their ability to work.
- **Training and Employment Needs:** Beyond housing, there is a strong demand for training and employment services to help individuals with HIV/AIDS access or increase their income. This is essential to maintaining affordability, housing stability, and self-sufficiency.

2. Elderly and Frail Elderly Persons

- **Assisted Living and Nursing Care:** The frail elderly often need long-term supportive housing that includes assisted living or nursing care components. These individuals require environments where assistance with daily activities and health monitoring is provided.

- Independent Living: Some elderly individuals with mild disabilities may be able to live independently or with family members, but they may benefit from group living environments that offer supervision and some level of assistance.

3. Persons with Disabilities (Physical, Developmental, Mental)

- Independent Living: Some individuals with physical or developmental disabilities can live independently or with family support. However, others may require supervised environments or group homes that offer a degree of assistance and supervision.
- Specialized Housing Needs: Certain disabilities, especially physical disabilities, require specific accommodations, such as wheelchair access, adapted bathrooms, and specialized health services. These individuals may also need supportive housing options that include vocational training, employment services, or access to case management.

4. Persons with Alcohol or Other Drug Addictions

- Short-Term Supportive Housing: Individuals with substance abuse issues often require short-term supportive housing while undergoing rehabilitation or recovery programs. This housing may need to be temporary, providing a safe space during the recovery process before transitioning into independent living.
- Ongoing Support: After rehabilitation, some may require ongoing support services, such as counseling, peer support networks, or structured living arrangements, to help prevent relapse and maintain housing stability.

Programs for Returning Individuals from Health Institutions

Augusta has several residential care facilities and programs specifically designed to support individuals transitioning from mental and physical health institutions back into the community. These programs provide both housing and supportive services to facilitate successful reintegration.

1. Serenity Behavioral Health Systems

- Serenity provides inpatient and outpatient services for individuals with mental illness, substance abuse disorders, and developmental disabilities. They offer around 255 residential units, with a 24-bed residential facility for individuals needing mental health crisis care or sub-acute detoxification.

- The Supportive Living Residential Program helps clients transition to independent living by placing them in personal care homes, semi-independent living, or transitional living environments. These placements are designed to enhance individuals' ability to live in the least restrictive environment while continuing to receive outpatient services.

2. Gracewood Hospital

- Gracewood provides inpatient and outpatient care for people with physical and developmental disabilities. Its services include medical care, psycho-social support, and community integration programs aimed at improving the quality of life for people transitioning from institutional care.

3. Other Providers and Services

- Friendship Community Center: Offers daycare services for mentally challenged adults, providing life skills instruction, job readiness training, and therapeutic activities.
- Augusta Housing Authority: Provides 1,221 housing units for individuals with disabilities, coupled with supportive services through the First Choice Medical Services Program. Services include personal care, housekeeping, and respite care.
- Autism & Developmental Disabilities Society of CSRA: Provides education, employment training, and advocacy for individuals with autism and other developmental disabilities.
- Easter Seal Society of East Georgia: Offers vocational evaluations, work adjustment, and literacy programs for individuals with physical disabilities.

Goals and Activities for Addressing Housing and Supportive Services for Special Needs (2025)

In the upcoming year, Augusta-Richmond County will continue to address the housing and supportive service needs of non-homeless individuals with special needs, including the elderly, frail elderly, persons with disabilities, and those with HIV/AIDS. The following goals have been identified:

1. Development of Affordable Housing:
 - Support the development of multi-family housing with Low-Income Housing Tax Credits (LIHTC), improving the quality of aging urban neighborhoods. The goal is to assist 100 households over the next five years.

2. Home Repair and Rehabilitation:

- Provide owner-occupied repair/rehab loans to individuals earning less than 80% of the Area Median Family Income (HAMFI), aiming to assist 100 households over five years.

3. Tenant-Based Rental Assistance (TBRA):

- Provide TBRA to individuals living with HIV/AIDS, helping to assist 150 people over the next five years.

4. Supportive Services for People with HIV/AIDS:

- Fund supportive services for individuals living with HIV/AIDS, aiming to assist 650 people over five years.
- Offer short-term rent, utility, and mortgage assistance for 250 individuals living with HIV/AIDS over the next five years.

Addressing Public Housing and Affordable Housing Barriers (2025)

Augusta faces several barriers to affordable housing development, particularly in rural areas. These barriers include:

- Land Use: Zoning issues and the need for rezoning to accommodate multi-family housing, which Augusta is addressing through Enterprise Zone initiatives in key neighborhoods.
- Density: Low-density zoning and infrastructure challenges that raise development costs, especially in rural areas of South Augusta, which are further hindered by floodplain concerns and aging infrastructure.
- Infrastructure: The lack of infrastructure in rural areas, such as water systems and stormwater drainage, poses a significant challenge for affordable housing development.

Augusta is working to improve its zoning processes and infrastructure to make affordable housing projects more feasible, with a focus on higher-density development and overcoming infrastructure limitations.

These efforts aim to create livable communities for all residents, including those with special needs, while addressing the ongoing affordable housing crisis.

may be necessary to ensure developers are not deterred from creating housing options in the area for fear of the lack of sustainable infrastructure.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

Augusta's Economic Landscape in 2025

Augusta, Georgia, has long been recognized as a prominent **tourism destination**, attracting visitors from all over the world, particularly for the **Masters Golf Tournament**. As the PGA Tour's first major of the year, the Masters brings in millions of dollars in revenue each year, significantly boosting the local economy. This influx of spending benefits **locally owned businesses**, while also generating substantial **local and state tax revenues** that contribute to bolstering public budgets. The **tourism sector** remains highly resilient, often weathering economic downturns better than many other industries.

Economic Recovery Post-Recession

Like much of the United States, Augusta experienced a challenging recession beginning in 2007, marked by a surge in **foreclosures**, a dramatic drop in **home values**, and historically high **unemployment** rates. However, Augusta's economy began to show signs of recovery around **2010**, and **2025** sees the area continuing to make significant strides toward **full economic health**. Key positive developments are driving this recovery:

1. **Business Investment:** Augusta has seen growing investments in various sectors, particularly in **manufacturing, technology, and military and defense** industries. These expansions have been ongoing since **2015** and are continuing to ramp up, providing additional employment and economic stability for the region.
2. **Affordable Housing:** After a period of declining home values during the recession, **home prices** in Augusta are once again considered some of the most **affordable** in the nation, making it an attractive location for families and businesses.
3. **Georgia Regents University (GRU) Expansion:** Augusta's largest public university, **Georgia Regents University**, is undergoing a significant expansion, particularly in its **medical college sector**. This growth is centered around the **Laney-Walker/ Bethlehem neighborhood**, contributing to both the education and healthcare sectors. The expansion of GRU is creating

additional job opportunities and further strengthening Augusta's role as a hub for healthcare education and services.

4. **Healthcare Sector Growth:** Even during the recession, the **healthcare sector** in Augusta continued to expand. The city's hospitals, medical research facilities, and educational institutions have experienced growth, making healthcare one of the region's most dynamic sectors. This continued expansion is now complemented by the broader economic recovery.
5. **Industrial Real Estate Market:** The **industrial real estate market** in Augusta has shown improvement, with **lower vacancy rates** and **new openings** in the market. The growth in manufacturing and defense sectors has driven demand for industrial properties, contributing to the broader economic rebound.

Outlook for the Future

Looking ahead, Augusta's economy is expected to continue progressing, with a mix of **business investment**, **expansion of educational and healthcare institutions**, and **tourism** driving further growth. As new developments continue, particularly in manufacturing, technology, and defense, Augusta is positioning itself to be a key player in Georgia's economic landscape. The city's diverse economic base, combined with its **affordable housing market** and expanding sectors, provides a promising foundation for the coming years.

In short, Augusta is not only recovering but is poised to thrive in the coming years, offering a mix of **affordable living**, **business opportunities**, and **resilient tourism** that will continue to support its economic health.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	298	245	1	0	-1
Arts, Entertainment, Accommodations	10,006	11,931	19	17	-2
Construction	2,960	4,005	5	6	1
Education and Health Care Services	11,130	19,241	21	27	6
Finance, Insurance, and Real Estate	2,259	2,545	4	4	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	1,134	1,788	2	3	1
Manufacturing	5,900	7,205	11	10	-1
Other Services	2,056	2,823	4	4	0
Professional, Scientific, Management Services	4,657	5,693	9	8	-1
Public Administration	0	0	0	0	0
Retail Trade	9,051	9,660	17	14	-3
Transportation and Warehousing	2,159	2,018	4	3	-1
Wholesale Trade	2,286	3,016	4	4	0
Total	53,896	70,170	--	--	--

Table 44 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	87,250
Civilian Employed Population 16 years and over	76,815
Unemployment Rate	11.96
Unemployment Rate for Ages 16-24	30.66
Unemployment Rate for Ages 25-65	6.53

Table 45 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	12,304
Farming, fisheries and forestry occupations	3,935
Service	10,194
Sales and office	20,775
Construction, extraction, maintenance and repair	6,250
Production, transportation and material moving	5,499

Table 46 - Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	62,604	79%
30-59 Minutes	14,105	18%
60 or More Minutes	2,410	3%
Total	79,119	100%

Table 47 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,404	1,384	8,500

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	18,475	2,565	10,415
Some college or Associate's degree	22,930	2,065	8,950
Bachelor's degree or higher	16,560	803	3,499

Table 48 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24yrs	25-34 yrs	35-44yrs	45-65 yrs	65+ yrs
Less than 9th grade	645	510	565	2,552	3,268
9th to 12th grade, no diploma	4,210	3,694	2,728	5,227	3,014
High school graduate, GED, or alternative	9,209	8,815	6,865	16,255	8,185
Some college, no degree	7,609	8,600	6,054	11,400	4,466
Associate's degree	778	2,931	1,944	4,307	1,184
Bachelor's degree	1,680	4,594	3,108	5,949	2,672
Graduate or professional degree	95	2,713	1,754	3,604	1,918

Table 49 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	140,250
High school graduate (includes equivalency)	149,097
Some college or Associate's degree	208,771
Bachelor's degree	293,946
Graduate or professional degree	313,570

Table 50 - Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Augusta's Workforce and Economic Landscape in 2025

Economic Profile: Augusta–Richmond County (2025)

Healthcare and Education Sectors

Augusta remains a regional hub for healthcare, anchored by nationally recognized facilities such as **Augusta University Health**, **Piedmont Augusta**, **Charlie Norwood VA Medical Center**, and **Children’s Hospital of Georgia**. These institutions not only serve the broader Central Savannah River Area (CSRA) but also employ a significant portion of the regional workforce. Many of these professionals are trained locally through **Augusta University**, a leading public research institution and home to Georgia’s only public medical school.

Over the past decade, Augusta has diversified its postsecondary education offerings. Institutions like Augusta Technical College, Paine College, and the expanded Augusta University footprint have contributed to job growth in education and training. As of 2024, **education and healthcare services collectively account for approximately 22% of the local workforce**, reflecting their central role in the city’s economic base.

Manufacturing and Industry

Augusta continues to sustain a strong manufacturing presence. Approximately **18% of the local workforce** is employed in manufacturing industries. The **Starbucks Soluble Plant** in South Augusta, opened in 2013, remains a key industrial employer and continues to demonstrate the region’s capacity for advanced manufacturing.

Other industrial employers include companies in the food processing, chemical, and defense sectors—bolstered by the proximity of **Fort Eisenhower (formerly Fort Gordon)**, which also drives cybersecurity and communications-related development.

White-Collar Employment

Despite national and local economic fluctuations, Augusta continues to reflect a strong white-collar employment base. Roughly **58% of jobs** in the region fall under **management, business, finance, sales, and office occupations**. This composition aligns with the city’s service-sector strength and its growing technology and professional services footprint.

Workforce and Infrastructure Needs of the Business Community

As Augusta moves through a post-pandemic recovery, workforce readiness remains a priority. Many industries are facing a **skills gap**, with a sizable population of underemployed or unemployed individuals lacking the certifications or technical skills required for in-demand roles. Key challenge areas include:

- **Technology and cybersecurity** (especially in support of Fort Eisenhower and the U.S. Army Cyber Command)
- **Skilled trades and middle-skill occupations**
- **Healthcare support roles** (e.g., nursing, medical assistants)
- **Logistics and industrial operations**

Middle-skill jobs—those requiring more than a high school diploma but less than a four-year degree—are in particularly high demand. This includes roles like **registered nurses**, **industrial equipment operators**, **HVAC technicians**, and **IT support specialists**. Regional employers continue to partner with **Augusta Technical College** and other institutions to strengthen workforce pipelines.

Demographic shifts are also reshaping labor force dynamics. The retirement of the baby boomer generation is creating both workforce shortages and demand in sectors like elder care, allied health, and tech training.

Economic Impact of Local and Regional Investments

Though funding limitations persist—particularly due to Georgia’s continued decision not to expand Medicaid—Augusta has experienced growth through targeted investments in **technology, healthcare, logistics, and advanced manufacturing**. Key initiatives include:

- Ongoing development around **Fort Eisenhower** as a cyber and communications hub.
- Public-private partnerships to support broadband access and innovation.
- Infrastructure upgrades to support housing and commercial growth, particularly in **South Augusta** and the **Medical District**.

However, challenges remain. The **reallocation of state-level responsibilities to local governments**, combined with federal healthcare funding uncertainties, continues to pressure municipal budgets. Strategic workforce development, investment in middle-skill training, and infrastructure modernization will be critical to ensuring sustained economic growth and opportunity.

Skills and Education of the Current Workforce

Skills and Education of the Current Workforce – 2025

The skills and education levels of Augusta's workforce are evolving steadily, yet **middle-skill occupations** remain a critical and persistent area of need. These roles typically require postsecondary education—such as certifications, technical diplomas, or associate degrees—but not a four-year college degree.

Progress and Improvements

Educational outcomes in the region have seen measurable progress:

- **Increased proficiency** in English Language Arts and Math among K–12 students, based on Georgia Milestones assessments.
- A **decline in high school dropout rates**, supported by career and technical education (CTE) pathways in Richmond County School System and partnerships with local employers.
- Growth in **public-private workforce initiatives** aimed at supporting critical sectors such as **healthcare**, **technology**, and **skilled trades**, particularly in response to the aging population and retirements among baby boomers.

These initiatives are vital for preparing a skilled labor force, expanding job opportunities, and ensuring long-term economic competitiveness.

Ongoing Challenges

Despite progress, challenges remain:

- **College readiness** among high school seniors continues to lag, with a relatively low proportion completing the coursework required for seamless entry into four-year degree programs.
- While the number of **associate degrees and technical certifications** has increased by an average of **4% over the past five years**, the percentage of **bachelor's degree holders** has remained relatively flat.
- A **disconnect persists** between the degrees offered by local institutions and the real-time demand for **middle-skill occupations**—especially in IT support, healthcare, skilled trades, and advanced manufacturing.

This presents an opportunity for Augusta to further align training programs with employer needs and regional economic trends.

Workforce Training Initiatives – 2025

To address the skills gap, Augusta is actively expanding workforce training programs in collaboration with key stakeholders:

- **Workforce Development Boards** are partnering with regional employers to identify gaps and fund targeted training, especially in **cybersecurity**, **healthcare**, and **manufacturing**.
- **Augusta Technical College** and other institutions offer **short-term certification programs** in high-demand fields such as **information technology**, **nursing**, **industrial maintenance**, and **logistics**.
- Programs supported by **federal and state grants** (e.g., WIOA) continue to emphasize rapid upskilling and industry-recognized credentials.

These efforts align with Augusta's Consolidated Plan priorities, reinforcing economic resilience and community development.

Economic Development Strategy – 2025

While Augusta does not currently participate in a formal **Comprehensive Economic Development Strategy (CEDS)**, several coordinated **local and regional economic initiatives** are underway:

- **Strategic infrastructure investment** to support growth in manufacturing, healthcare, logistics, and technology sectors.
- **Workforce development strategies** designed to meet the talent needs of key and emerging industries, including the **cybersecurity corridor** around Fort Eisenhower (formerly Fort Gordon).
- Expansion of **career pathways** and sector-based training programs to better integrate local residents into well-paying, high-demand jobs.

These combined efforts position Augusta–Richmond County for sustained economic growth, increased opportunity, and a more adaptable workforce in the years ahead.

- **Public and private sector partnerships** focused on addressing the needs of the aging population and workforce shortages in critical sectors like **healthcare** and **technology**.

These initiatives are critical for creating **job opportunities**, fostering **business growth**, and addressing the needs of an evolving workforce.

Summary

In summary, Augusta's economy is poised for continued recovery and growth, supported by strategic investments in education, healthcare, manufacturing, and technology. However, workforce development remains a challenge, particularly in addressing the skills gaps for middle-skill jobs and preparing the local workforce for emerging industries. The ongoing initiatives in workforce training and education are essential to ensure that Augusta remains competitive and

resilient in the years to come.

MA-50 Needs and Market Analysis Discussion

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210{a}{4), 91.310{a}{2)

Describe the need for broadband wiring and connections for households, including low- and

Broadband Access and Affordability in Augusta - 2025

In Augusta, the key **broadband issue** for low- and moderate-income residents is **affordability**, not availability. As a long-established community, Augusta has had **broadband services** available for many years. However, residents living on **fixed incomes** or those working **low-wage jobs** often struggle to afford the monthly fees associated with broadband access.

While there are public facilities such as **libraries** and **community centers** that provide free broadband access, these may not be the most convenient option for users, particularly those who need to access the internet frequently or at varying times. In the modern digital age, many **low- and moderate-income persons** may rely on **smartphones** with wireless internet capabilities as an alternative to traditional broadband, making wireless internet via mobile devices a more feasible choice.

Moreover, **developers** often include **broadband wiring** during construction of new buildings, which helps ensure broadband access for future residents. However, the affordability issue persists for many households who struggle to pay for the service, despite the availability of infrastructure.

Need for Increased Competition in Augusta's Broadband Market

Currently, there does not appear to be a pressing need for **additional competition** among broadband providers in **Augusta**. The city has a relatively diverse set of broadband providers, with **approximately seven major companies** offering various services. These include:

- **Satellite service providers**
- **Traditional cable providers** like **Comcast**
- **DSL services** from companies such as **AT&T** and **Verizon**
- **Mobile internet service** providers like **Verizon** and **T-Mobile**

This range of service providers gives residents a variety of options, with **competitive pricing starting at around \$20.00 per month**. As competition already exists within the market, it seems that **affordability**- rather than availability or competition-remains the key issue for low- and moderate-income individuals seeking broadband access in Augusta.

Therefore, the focus may need to shift from simply increasing competition to **finding ways to lower costs** for households that are struggling to afford broadband access, especially as the demand for internet services continues to grow with the increasing reliance on digital tools for work, education, and social engagement.

MA-65 Hazard Mitigation - 91.210(a)(S), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-OS Overview

Strategic Plan Overview

The primary purpose of this plan is to provide a grantee with a collaborative consolidated planning process whereby a community establishes a unified vision for housing and community development and communicates that vision to the public. The Strategic Plan section, being the core of the Consolidated Plan, outlines Augusta's five-year strategies and objectives and how the community and housing development needs will be addressed over the next five-years. Augusta has identified high priority needs for public services, affordable housing, economic development, homeless services and housing, as well as public facilities improvements. These needs were identified and reconfirmed to be high priorities based on community input and consultation efforts.

The HUD-funded programs are important tools for helping local governments tackle serious community development challenges facing their communities. These programs have made a difference in the lives of millions of people and their communities across the Nation.

SP-10 Geographic Priorities - 91.215 (a)(I)

Geographic Area

Table 51- Geographic Priority Areas

1	Area Name:	CDBG Eligible Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	LANEY-WALKER/BETHLEHEM NRS
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Augusta - Richmond County will invest a majority of CDBG and HOME funds city-wide due to low to moderate income population needs existing city-wide. Investing in affordable housing projects city-wide will also assist the city in affirmatively furthering fair housing and avoiding the concentration of low income populations. Augusta - Richmond County will target its CDBG infrastructure activities to census blocks with 51% of its residents at 80% or below AMI.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 52 - Priority Needs Summary

	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
2	Priority Need Name	Homeless Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Strategies to Address Homelessness Strategies for Persons with HIV
	Description	There is a need for housing opportunities and services for homeless persons and persons at-risk of becoming homeless. Augusta will use these resources to support activities to prevent and end homelessness.

	Basis for Relative Priority	This priority was determined through consultation with public, nonprofit, and private entities.
3	Priority Need Name	Community Development Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Community Development Strategy
	Description	There is a need to improve the community facilities, infrastructure, public services, and the quality of life in the City of Augusta. With these resources, Augusta will support Activities that assist with basic needs, eliminate blight and/ or strengthen neighborhoods.

	Basis for Relative Priority	The City intends to fund multiple projects each year.
4	Priority Need Name	Community Economic Development Strategy
	Priority Level	High
	Population	Extremely Low low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Community Economic Development Strategy
	Description	There is a need to increase employment, self-sufficiency, and educational/technical training for residents of the City of Augusta. With these resources, Augusta will support Activities that expand economic opportunity for low and moderate-income households.
	Basis for Relative Priority	The City intends to fund at least one CDBG project each year.

5	Priority Need Name	Fair Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing
	Description	There is a need to ensure that local residents are aware of and exercise appropriate freedom of choice in their housing decisions. With these resources, Augusta will support Activities that promote Fair Housing Choice for residents of Augusta, Georgia.
	Basis for Relative Priority	The City will fund an Activity each year.

6	Priority Need Name	Administration, Planning and Management Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Entitlement Grant Administration
	Description	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.
	Basis for Relative Priority	The City will fund each year.

Narrative (Optional)

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- High Priority - Activities are assigned a high priority if the City expects to fund them during the Five-Year Consolidated Plan period.
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the City during the Five-Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan.

SP-30 Influence of Market Conditions -91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Augusta-Richmond County has seen a recent expansion of rental assistance efforts. In constructing the Consolidated Plan, it was noted from citizen feedback that the preservation of existing housing, construction of new affordable housing and increased access to homeownership assistance were of the highest priorities in relation to housing needs in Augusta- Richmond County. Due to this increased availability of emergency rental assistance funds, in concert with the identification of the higher priority needs mentioned above, Augusta-Richmond County will not be allocating 2025-2029 HOME funding to TBRA.
TBRA for Non-Homeless Special Needs	Augusta-Richmond County has seen a recent expansion of rental assistance efforts. In constructing the Consolidated Plan, it was noted from citizen feedback that the preservation of existing housing, construction of new affordable housing and increased access to homeownership assistance were of the highest priorities in relation to housing needs in Augusta- Richmond County. Due to this increased availability of emergency rental assistance funds, in concert with the identification of the higher priority needs mentioned above, Augusta-Richmond County will not be allocating 2025-2029 HOME funding to TBRA.
New Unit Production	CHAS data used in the construction of this Consolidated Plan indicates the need for new affordable rental housing for very low income citizens, due to the high level of cost burdened residents in the 0-3-% AMI category and the high number of households with 1 or more of the 4 described housing problems. The CHAS data also indicates the need for additional new affordable housing for owner-occupied units for households making 50-80% AMI, due to the aging housing stock and the number of vacant lots within the Central Business District and adjoining historic residential areas.
Rehabilitation	A large majority of the housing units in Augusta-Richmond County are over 30 years old and there are a significant portion of households experiencing one or more of the 4 described housing problems, as shown in the data in previous sections of this plan. Rehabilitation efforts will be focused towards owner-occupied units, as well as rental units being rehabilitated with local bond funding by a developer with the capacity to achieve and maintain HUD compliance.
Acquisition, including preservation	Augusta-Richmond County will continue to use NSP program income to purchase and redevelop eligible properties, while supplementing the rehabilitation or demolition and redevelopment, with CDBG and HOME funds.

Table 53 - Influence of Market Conditions

SP-35 Anticipated Resources - 91.215{a}{4), 91.220{c){1,2)

Introduction

The anticipated funding for the 2025 - 2029 five-year Consolidated Plan for Augusta - Richmond County is over \$24 million, including allocations provided to Augusta-Richmond County through the CARES Act HUD CPD funds. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,686,245	350,000	0	2,036,245	8,144,980	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	903,552	620,000	0	1,503,552	6,014,209	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities						
		Permanent housing placement						
HOPWA	public - federal	Short term or transitional housing facilities						
		STRMU						
HOPWA	public - federal	Supportive services						
		TBRA	1,035,806	0	0	1,035,806	4,143,224	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	153,403	0	0	153,403	613,612	
Other	public - federal	Economic Development Public Services	0	0	611.228	611,228	611,228	Funds to respond to and recover from the effects of the Covid-19 Public Health Emergency.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Homeowner rehab Services	0	0	5,221,428	5,221,428	5,221,428	HCD, a grantee for the Lead Hazard Reduction and Healthy Home Production Grants, will be capable of providing services to families that reside in the Augusta, Georgia-Richmond County area, who may be affected by lead- based paint hazards & other housing- related health issues; assist in the prevention of lead poisoning through education, training, and community outreach; offer technical and financial assistance while providing a safe and controlled means of lead hazard control & healthy homes remediation in residential dwelling units occupied by low-income households (annual household income cannot exceed 80% of the area median income (AMI) as determined by HUD).
Other	public - federal			0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal			0	0	0	0	

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Augusta will use both Federal and nonfederal public and private resources to address the priority needs and objectives identified in the Action Plan.

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the program year. Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the consolidated plan. Homeless service providers will apply for funding under the Continuum of Care Program.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan.

Discussion

The City of Augusta established its Priorities, Strategies and Goals based on its limited amount of HUD Federal Grant Funds.

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUGUSTA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
AUGUSTA HOUSING AUTHORITY	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction

Table 55 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System – 2025

Addressing the housing, community, and economic development needs of **low- and moderate-income residents** in Augusta–Richmond County remains a complex and evolving task. The **institutional delivery system**—comprising public agencies, private developers, nonprofit organizations, educational institutions, and faith-based groups—plays a critical role in the successful implementation of the **2025–2029 Consolidated Plan**.

The **Augusta Housing and Community Development Department (HCD)** leads this collaborative network, guiding strategy, compliance, and coordination to ensure alignment with local priorities and federal funding requirements. HCD acts as both convener and administrator, ensuring that local implementation meets HUD program standards and community goals.

Strengths of the Delivery System

- **Established Partnerships:** Augusta has built and sustained **strong working relationships**

with community-based nonprofits, housing authorities, developers, health providers, and workforce agencies. This network is essential to addressing complex, multi-sector needs.

- **Cross-Sector Collaboration:** Coordination among agencies delivering services for housing, workforce development, public health (particularly HIV/AIDS), and homelessness prevention has improved through collective impact models and shared funding mechanisms such as **CDBG, HOME, ESG, and HOPWA**.
- **Leveraging of Resources:** Local projects routinely leverage **public, private, and philanthropic** capital to expand affordable housing, deliver supportive services, and invest in neighborhood revitalization—magnifying the impact of federal funds.
- **Community Input & Engagement:** The institutional system has made progress in **community outreach**, using public forums, online tools, and stakeholder focus groups to better assess needs and incorporate resident feedback into planning efforts.

Gaps and Areas for Improvement

Despite progress, several **gaps remain** within Augusta's institutional delivery system:

- **Capacity Limitations Among Smaller Nonprofits:** While Augusta is home to many grassroots organizations, several face limitations in administrative capacity, grant management, or project implementation. Technical assistance and training continue to be needed.
- **Affordable Housing Pipeline Constraints:** While developer partnerships exist, there is a **shortage of developers and contractors** with capacity and interest in pursuing LIHTC, HOME, and other HUD-funded projects—particularly for **deeply affordable or supportive housing**.
- **Data Sharing and Coordination:** Though collaboration has improved, **data sharing across systems** (e.g., HMIS, public health, housing) remains siloed in some cases. Improved interoperability could enhance program targeting and client outcomes.
- **Workforce Alignment:** Gaps persist between housing and economic development systems, particularly in aligning workforce training and employment placement for low-income residents within revitalization areas.

Conclusion

As Augusta–Richmond County continues to implement its 2025 strategic priorities, the city remains committed to fostering a **cohesive and responsive delivery system**. The institutional network continues to evolve with shared values around **equity, sustainability, and collaboration**.

The City will continue to support capacity building for small organizations, increase developer outreach, and improve interagency coordination to close systemic gaps and improve outcomes for

vulnerable populations. By aligning housing, health, education, and workforce systems, Augusta can ensure that the delivery system continues to meet the comprehensive needs of its community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
J-t homelessness Prevention Services			
Counseling/ Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X

Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 56 - Homeless Prevention Services Summary

Meeting Homeless Needs in Augusta–Richmond County (2025)

As of January 2025, the **Point-in-Time count** recorded **1,098 homeless individuals** in Richmond County—nearly **double the count from January 2024 (448)**. Among those, 395 were children, marking a staggering **1,781% increase in child homelessness over the past year** [Augusta GA+12https://www.wrdw.com+12bloximages.newyork1.vip.townnews.com+12](https://www.wrdw.com+12bloximages.newyork1.vip.townnews.com+12).

Coordination & Institutional Capacity

Augusta’s homelessness response is spearheaded by the **Augusta-Richmond County Continuum of Care (CoC)**, locally known as the **Homeless Task Force (GA-504)** [Augusta GA+3Augusta GA+3HUD.gov+3](https://www.augusta.ga.gov+3Augusta GA+3HUD.gov+3). The CoC partners with experienced providers who comply with HUD standards and effectively deliver housing and supportive services.

Targeted Housing Programs

Chronic Homelessness

- **Permanent Supportive Housing (PSH)** projects continue to be prioritized under HEARTH and HUD notice CPD 16-011, emphasizing creation and renewal of beds dedicated to chronically homeless individuals and families [Augusta GA+1Georgia Department of Community Affairs+1](https://www.augusta.ga.gov+1Georgia Department of Community Affairs+1).
- Continuum project review criteria favor **100% dedicated or 90% prioritized PSH beds** for those meeting chronic homelessness definitions.

Rapid Re-housing & Short-term Assistance

- **Rapid Re-housing (RRH)** is actively prioritized for the most vulnerable shelter populations, especially **mothers with children and intact families**, helping individuals regain stability quickly after a crisis.
- **Emergency Solutions Grant (ESG)** funding supports homeless prevention, shelter operations, and quick returns to housing with rental and utility assistance.

Veterans

- The **VASH** (Veterans Affairs Supportive Housing) program continues to support veterans experiencing homelessness through a partnership involving the Augusta Housing Authority and the Charlie Norwood VA Medical Center, with ongoing referrals and coordination via the 2-1-1 system.

Youth & Transition-age Young Adults

- Youth-specific outreach is conducted via CoC-funded projects and HMIS entry protocols, though availability of **youth-designated beds** remains limited and an area of focus for upcoming project funding rounds [HUD Exchange+15HUD Exchange+15Georgia Department of Community Affairs+15](#).

Coordination & Access

- The **2-1-1 United Way Helpline**, in tandem with HMIS (ClientTrack), serves as the central **coordinated entry point**, enabling referrals for shelter, prevention, housing programs, and veteran services. Data are regularly updated online for public access and agency coordination .
- Mainstream services—from Medicaid and behavioral health to workforce programs—are integrated to support chronically homeless and special needs populations, including individuals with HIV/AIDS, mental health challenges, or disabilities.

Commercial Services Integration

HOPWA-funded **STRMU** (Short-Term Rent, Mortgage & Utility Assistance) programs continue to operate in the Augusta–Richmond County service area. These programs are administered by competitively selected community-based sponsors, helping prevent housing loss among individuals and families living with HIV/AIDS.

Program Gaps & Ongoing Needs

- **Youth Homelessness**—especially among unaccompanied minors—remains inadequately served; youth-designated shelter and PSH beds are insufficient to meet growing need.
- **Child & Family Homelessness** has surged, underscoring the need for expanded **family-specific RRH and PSH** solutions.
- **Coordination of Data** across health, housing, and human services systems remains fragmented and could benefit from stronger interoperability.
- Workforce advancement supports remain critical, particularly for households transitioning into employment to reduce long-term rental assistance dependencies.

Summary

The Augusta–Richmond County CoC, under HUD’s HEARTH framework and structured through its Homeless Task Force, provides a robust yet evolving system of housing and services. Methods such as **permanent supportive housing**, **rapid re-housing**, and targeted **veterans support** align

with federal priorities and local need. Coordination through **2-1-1**, HMIS, ESG, and mainstream resources supports access across populations.

Yet, the **dramatic rise in child homelessness**, coupled with system capacity gaps for **unaccompanied youth and families**, points to clear opportunities to strengthen institutional response—especially via service expansion, data-driven coordination, and strategic resource targeting.

As of 2025, Project Sponsors continue to partner with the **Ryan White Clinic**, the **Street Outreach Team at Augusta University**, and local HIV service providers to ensure participants receive access to **comprehensive medical care and supportive services**. These partnerships help promote **housing stability and long-term self-sufficiency** for individuals living with HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Augusta–Richmond County community continues to demonstrate a strong commitment to **collaboration and cross-sector coordination**, particularly in addressing the needs of individuals experiencing homelessness and those with special needs, including individuals living with HIV/AIDS, the elderly, veterans, persons with disabilities, and youth aging out of foster care.

Under the leadership of the **Housing and Community Development Department** and the **Continuum of Care (CoC – GA-504)**, partnerships among public agencies, nonprofit organizations, medical institutions, and advocacy groups have strengthened service integration across housing, healthcare, behavioral health, and supportive services.

Strengths of the Current System

- **Robust partnerships** with key stakeholders, including the Ryan White Clinic, VA Medical Center, Augusta University, and United Way's 2-1-1 system.
- Strong **coordinated entry** processes through HMIS to connect individuals to housing and services more efficiently.
- Availability of **Permanent Supportive Housing (PSH)** and **Rapid Re-Housing (RRH)** options for targeted populations such as veterans, chronically homeless individuals, and families with children.
- Continued investment in **HOPWA-funded programs** to support individuals and families living with HIV/AIDS.
- Active **faith-based and nonprofit participation** in food access, shelter operations, and recovery programs.

Identified Gaps and Barriers (2025)

- Despite the system's strengths, the following **persistent challenges** have been identified:
- **Insufficient funding** to meet growing demand for supportive housing and wraparound services.
- **Fragmented coordination** among smaller, private, and faith-based providers, especially in rural or underserved areas.
- **Lack of public awareness** of available services, resulting in underutilization by those in need.
- **Geographic service gaps**, with limited access in outlying parts of the county and surrounding areas.
- **Language and cultural barriers**, especially for immigrant and refugee populations.
- **Underutilization of smaller nonprofits** due to capacity or administrative constraints.
- **Institutional and policy constraints**, including limited flexibility in eligibility criteria and procedural delays.
- **Community apathy or fatigue**, especially around long-term homelessness and substance use issues.
-

- **Conclusion**

- In 2025, Augusta–Richmond County continues to build on its foundation of **collaboration and shared responsibility**. While much progress has been made in service integration and targeted program delivery, the need for **sustained investment, inclusive planning**, and **equity in geographic access** remains central to future planning efforts.

2025 Strategy for Addressing Gaps in the Institutional Structure and Service Delivery System

The **Augusta Housing and Community Development Department (HCD)** will continue to take deliberate, targeted actions to overcome identified barriers and service gaps in the housing and community development system. In 2025, HCD will maximize available resources by:

- Hosting **annual stakeholder meetings** with service providers, public agencies, and community partners to assess progress and refine strategies.
- Enhancing communication through **regular website updates, public notices**, and the **expanded use of email distribution lists and digital platforms** to reach broader audiences and ensure transparency.
- Strengthening relationships across sectors to promote coordinated service delivery and

reduce duplication of efforts.

Summary of Strategy to Address Gaps and Priority Needs

Augusta's approach to closing gaps in institutional capacity and service delivery is grounded in a strategy of **coordination, accountability, and resource alignment**. Key components include:

- Conducting ongoing **needs assessments** to identify emerging gaps in housing, services, and infrastructure—especially among low- and moderate-income and special needs populations.
- Allocating a reasonable and strategic portion of **CDBG and HOME funds** to support **evidence-based supportive service programs**, especially those aligned with housing stabilization, workforce readiness, and access to healthcare.
- Prioritizing investment in **programs with a proven track record** of successful outcomes, measurable impact, and fiscal accountability.
- Empowering local partners—especially smaller nonprofits and community-based organizations—through **capacity building, technical assistance**, and inclusion in planning processes.
- Leveraging data from **HMIS, ESG, HOPWA, and Continuum of Care (CoC)** sources to guide funding and performance monitoring.

Augusta remains committed to fostering a service environment that is **collaborative, inclusive, and data-informed**, with the ultimate goal of empowering individuals and families to achieve housing stability and self-sufficiency.

SP-45 Goals Summary - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Affordable Housing Community Development Strategy	CDBG: \$5,200,000 HOPWA: \$0 HOME: \$5,459,327 ESG: \$0 CDBG-CV: \$0 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$2,675,029	Homeowner Housing Added: 75 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit Direct Financial Assistance to Homebuyers: SO Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Strategies to Address Homelessness	2025	2029	Homeless	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Homeless Strategy	CDBG: \$125,000 HOPWA: \$0 HOME: \$0 ESG: \$350,990 CDBG-CV: \$0 ESG-CV: \$2,133,812 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeless Person Overnight Shelter: 150 Persons Assisted Homelessness Prevention: 150 Persons Assisted
3	Community Development Strategy	2025	2029	Non-Housing Community Development	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Community Development Strategy	CDBG: \$1,287,500 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$389,593 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Community Economic Development Strategy	2025	2029	Non-Housing Community Development	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Community Economic Development Strategy	CDBG: \$500,000 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$1,600,000 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Jobs created/retained: 250 Jobs Businesses assisted: 250 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Strategies for Persons with HIV	2025	2029	Affordable Housing Non-Homeless Special Needs	Citywide	Affordable Housing Homeless Strategy	CDBG: \$0 HOPWA: \$5,071,420 HOME: \$0 ESG: \$0 CDBG-CV: \$0 ESG-CV: \$0 HOPWA-CV: \$143,042 Lead Paint Hazard Reduction Program: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted Tenant-based rental assistance/ Rapid Rehousing: 1700 Households Assisted Housing for People with HIV/AIDS added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing	2025	2029	Non-Housing Community Development	Citywide	Fair Housing	CDBG: \$100,000 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$0 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and Entitlement Grant Administration	2025	2029	Planning and Entitlement Grant Administration	Citywide	Administration, Planning and Management Strategy	CDBG: \$1,903,555 HOPWA: \$156,845 HOME: \$606,490 ESG: \$56,415 CDBG-CV: \$308,533 ESG-CV: \$237,089 HOPWA-CV: \$9,130 Lead Paint Hazard Reduction Program: \$0	Other: 1 Other

Table 57 - Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Assist in the Creation and Preservation of Affordable Housing for Lower Income and Special Needs Households

2	Goal Name	Strategies to Address Homelessness
	Goal Description	Support Activities to End Homelessness
3	Goal Name	Community Development Strategy
	Goal Description	Support Activities that Assist with Basic Needs, Eliminate Blight, and/or Strengthen Neighborhoods
4	Goal Name	Community Economic Development Strategy
	Goal Description	Expand Economic Opportunities for Low and Moderate-Income Households to sustain and strengthen the local economy.
5	Goal Name	Strategies for Persons with HIV
	Goal Description	Activities to address the housing and support service needs of persons living with HIV.
6	Goal Name	Fair Housing
	Goal Description	Promote Fair Housing Choice for residents of Augusta, Georgia.
7	Goal Name	Planning and Entitlement Grant Administration
	Goal Description	Planning and Program Administration

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Augusta - Richmond County anticipates that HOME funds will produce 225 single-family affordable housing units in the time period covered by this Consolidated Plan (2025-2029). Approximately 1/3 of the units will be targeted to very-low income families, 1/3 of the units will be targeted to low-income families and 1/3 of the units will be targeted to moderate-income families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c) (2025)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A – As of 2025, the **Augusta Housing Authority (AHA)** is not operating under a Section 504 Voluntary Compliance Agreement. The AHA continues to ensure compliance with all applicable federal accessibility requirements under Section 504 of the Rehabilitation Act, the Americans with Disabilities Act (ADA), and the Fair Housing Act.

Activities to Increase Resident Involvement

The Augusta Housing Authority encourages **resident participation and engagement** through a variety of methods, including:

- **Resident Advisory Boards (RAB)** that provide feedback on policies, planning documents, and the Public Housing Agency Plan.
- **Quarterly resident meetings** at public housing developments to address concerns and share updates.
- Partnerships with **local nonprofit and workforce organizations** to promote resident access to employment training, education, and supportive services.
- Ongoing efforts to incorporate **resident voices in decision-making** regarding capital improvements, maintenance priorities, and community development initiatives.

SP-55: Barriers to Affordable Housing – 91.215(h) (2025)

Augusta–Richmond County spans approximately **307 square miles** and is home to an estimated **202,300 residents as of 2025**. The jurisdiction includes a mix of **high-density urban neighborhoods**, transitional industrial zones, and **low-density rural communities**, each presenting unique challenges to the **development and preservation of affordable housing**.

While the city continues to support affordable housing efforts through local incentives and federal programs, several **persistent and emerging barriers** affect production, availability, and access across the region:

Land Use and Zoning Constraints

Land availability remains a challenge, particularly for **multi-family housing**, which often requires rezoning. Many parcels suitable for development are currently designated for lower-density or commercial use. To address this, Augusta is:

- Continuing to **reform zoning ordinances** to support **higher-density and mixed-use development**, particularly in **Enterprise Zones** such as:
 - **Rocky Creek**
 - **Harrisburg/West End**
 - **Laney-Walker/Bethlehem**
- Exploring **by-right zoning**, expedited permitting, and **infill development incentives** to streamline development timelines.

Density and Development Economics

Increasing allowable residential density is a key strategy to reduce **per-unit land costs** and encourage the construction of affordable units. Augusta is:

- Offering **flexible density bonuses** in designated growth areas.
- Allowing developers to exceed typical zoning limits when affordable units are included in site plans.
However, cost burdens still limit affordability in some cases, especially where **infrastructure improvements** are needed or environmental constraints exist.

Infrastructure Deficiencies

In both **urban and rural segments** of Augusta, aging or absent infrastructure is a critical barrier:

- **South Augusta**, home to many low- and moderate-income households, faces **limited water, sewer, and stormwater capacity**.
- Developers are often responsible for costly upgrades such as:

- New pipelines and booster stations
- Stormwater detention basins
- Elevation requirements due to floodplain locations
These costs significantly impact the **feasibility of affordable housing projects** in targeted neighborhoods.

Additionally, **downtown and urban core areas** are experiencing system strain due to deteriorating **19th–20th century earthen stormwater pipes**, prompting citywide discussions about a **stormwater utility fee**. This fee, if implemented, could further affect development costs but is necessary to support long-term infrastructure resilience.

Other Identified Barriers

- **Limited funding availability** from federal and state sources constrains project scope and timing.
- **Public resistance and NIMBYism** remain obstacles in some areas when affordable or supportive housing is proposed.
- **Inadequate public awareness** of affordable housing benefits and opportunities contributes to misinformation and underutilization of programs.
- **Floodplain development constraints** and increased insurance costs reduce the viability of certain parcels.

Conclusion

In 2025, Augusta–Richmond County continues to confront systemic barriers to affordable housing but is taking steps through zoning reform, density adjustments, and infrastructure planning to expand opportunities. Ongoing investment in **infrastructure modernization, inter-agency coordination, and community engagement** will be essential to addressing these barriers and meeting the city's growing housing needs.

2025 Strategy to Remove or Ameliorate Barriers to Affordable Housing

Suggested Actions – Homeownership Counseling and Education

One of the most effective strategies for increasing home loan approval rates and reducing foreclosures in Augusta–Richmond County remains comprehensive **homeownership counseling and community education**. The **Augusta Housing and Community Development Department (HCD)** continues to prioritize outreach and support services in partnership with local nonprofit organizations and HUD -certified housing counselors.

Monthly workshops and one-on-one sessions are offered to assist **first-time homebuyers** and low- to moderate-income households. These services include:

- **Credit repair and financial literacy**
- **Homebuyer education classes**
- **Mortgage product education**
- **Foreclosure prevention counseling**

These programs empower residents to make informed financial decisions, navigate the homebuying process confidently, and maintain long-term housing stability.

Community Feedback and Survey Findings (2020–2025)

Over the past five years, residents and stakeholders have expressed consistent concerns and offered actionable suggestions related to housing affordability, housing quality, and systemic barriers. Community input has been categorized into three key areas:

Other Identified Housing Needs (2025)

- Expanded access to **homeownership training and credit counseling**
- Stricter enforcement of **building and housing codes**
- **Removal of substandard and vacant housing units**
- **Demolition of blighted properties** that pose safety risks
- Increased **low-interest loan** and **grant options** for home repairs and rehabilitation
- Greater support for **affordable housing construction**

Barriers and Constraints to Resolving Housing Needs

- **Negligent landlords** who fail to maintain rental properties
- **Limited staffing** for code enforcement across the county

- **Insufficient funding** for housing acquisition, rehabilitation, and redevelopment
- **Lack of political support** or leadership for housing initiatives in certain districts
- **Heir property challenges**, where ownership is unclear due to inheritance and heirs living out of state, delaying redevelopment

Conclusion and Path Forward (2025)

The City of Augusta is actively working to:

- **Enhance code enforcement capacity** through staff training and digital reporting tools
- **Expand financial literacy and housing education programs**
- **Seek additional funding** through state, federal, and philanthropic sources to support affordable housing
- **Prioritize revitalization of blighted properties** and streamline processes for clearing title on heir properties
- **Foster public-private partnerships** to increase affordable housing inventory and improve living standards across neighborhoods

SP-60 Homelessness Strategy – 91.215(d) (2025)

Reaching Out to Homeless Persons (Especially Unsheltered Persons) and Assessing Their Individual Needs

As of 2025, the **Augusta Housing and Community Development (HCD) Department** remains the lead agency coordinating homeless services through the **Augusta-Richmond County Continuum of Care (CoC – GA-504)**. The CoC engages in **outreach, assessment, and coordinated entry** for individuals experiencing homelessness, particularly unsheltered individuals, families with children, veterans, and persons with disabling conditions.

Key outreach and assessment strategies include:

- **Street outreach teams** collaborate with public and nonprofit partners to engage unsheltered individual and conduct needs assessments in encampments, parks, shelters, and other community settings.
- A **community-wide Coordinated Entry System (CES)** is in place, ensuring fair and streamlined access to shelter, housing, and services. Assessments can be completed in person, remotely, or through outreach staff.
- The **Homeless Management Information System (HMIS)** is utilized by more than **30 participating agencies**, including the HCD Department, to collect real-time, unduplicated data on homelessness across the jurisdiction.
- Outreach efforts are aligned with a **Housing First approach**, prioritizing immediate housing placement for chronically homeless individuals and households with complex needs.

In 2024, approximately **4,820 individuals** were engaged through HMIS across shelters, outreach, and rapid rehousing programs, with a rising proportion of **unsheltered families and seniors**.

Addressing Emergency and Transitional Housing Needs

The CoC and its partners have identified **ongoing gaps in emergency shelter and transitional housing**, especially for:

- Families with children
- Survivors of domestic violence
- Transition-age youth (18–24)

- Individuals exiting institutions (e.g., jail, hospitals)

To meet these needs, Augusta is actively working to:

- Expand **emergency shelter capacity** in high-demand zones, including South Augusta and the Laney-Walker corridor.
- Invest in **non-congregate shelter models**, particularly for populations needing privacy or trauma-informed environments.
- Increase **transitional housing resources** linked to workforce training, behavioral health, and substance use recovery services.
- Secure funding for **wraparound case management** to assist clients with obtaining identification, employment, healthcare, and permanent housing.

Transitional & Permanent Supportive Housing

While some transitional housing options exist, Augusta is focusing its long-term strategy on expanding **Permanent Supportive Housing (PSH)**, particularly for chronically homeless individuals and those with co-occurring mental health or substance use disorders.

Recent initiatives include:

- Collaboration with local housing authorities and HUD VASH programs to secure **permanent housing for veterans**.
- Integration of **HOPWA-funded housing support** for persons living with HIV/AIDS, including short-term rental, mortgage, and utility assistance.
- Strengthening partnerships with **mental health providers and recovery services** to provide supportive housing for high-needs clients.

Housing Market Challenges and Long-Term Needs

Despite moderate improvement in the housing market since the pandemic, Augusta still faces several barriers:

- **Lack of affordable rental units** for households earning below 50% of Area Median Income (AMI).
- **Insufficient housing subsidies** and long waitlists for Housing Choice Vouchers.
- **Credit and income barriers** for renters and prospective homeowners.
- Ongoing **gentrification pressures** in central neighborhoods, which reduce naturally occurring affordable housing (NOAH) stock.

- Abandoned and blighted properties in historic neighborhoods contribute to neighborhood distress but also offer **redevelopment opportunities**.

To address these issues, Augusta-Richmond County will continue to:

- Support **down payment assistance and rental subsidies** through CDBG and HOME programs.
- Encourage **infill development** on city-owned vacant lots and brownfields.
- Expand **housing rehabilitation and code enforcement** in deteriorated housing stock areas.
- Collaborate with state and regional partners to increase investment in **affordable housing production**.

Helping Homeless Persons Transition to Permanent Housing and Prevent Recurrence (2025 Update)

Augusta–Richmond County continues to prioritize efforts to **reduce homelessness** and **promote long-term housing stability**, especially for **chronically homeless individuals, families with children, veterans, and unaccompanied youth**. The **Continuum of Care (CoC – GA-504)**, coordinated by the **Augusta Housing and Community Development Department (HCD)**, implements comprehensive strategies that facilitate the transition from homelessness to permanent, independent living.

Strategies to Support Transitions and Prevent Returns to Homelessness

Key strategies include:

Strengthening partnerships with housing subsidy providers such as the Augusta Housing Authority, HUD-VASH, and HOPWA program sponsors to ensure eligible households are linked to stable, long-term housing.

Expanding landlord engagement efforts to build trust and increase access to affordable housing units across Richmond County, including landlord incentive programs and housing navigation support.

Providing case management and wraparound services that connect households to:

Mainstream benefits (e.g., Medicaid, SNAP, SSI/SSDI)

Employment and education opportunities

Mental health and substance use treatment

Childcare and transportation support

Offering targeted financial assistance for move-in costs, rental arrears, utility support, and transportation to help prevent housing loss or re-entry into homelessness.

These combined efforts ensure that households not only access affordable housing, but are also supported in maintaining housing through income stability and connection to ongoing resources.

Prevention and Diversion Initiatives

In 2025, the CoC continues to invest in **homelessness prevention and diversion** strategies, including:

Mediation and conflict resolution between tenants and landlords or family members to prevent eviction

Legal advocacy to protect tenants' rights and address unlawful evictions

Short-term rental, utility, and relocation assistance

Emergency housing and stabilization services that prevent shelter entry or return to homelessness

Reducing the Length of Time Homeless (LOTH)

To reduce the time individuals and families spend homeless, the CoC has implemented the following system-wide interventions:

CoC-wide Housing First adoption, prioritizing rapid placement into permanent housing without preconditions

CoC-wide Rapid Re-Housing (RRH) expansion, with increased funding and partnerships to move households out of shelter and into housing quickly

Enhanced coordination across public and private providers, with new RRH partners onboarded in 2024–2025 to increase throughput and coverage

The CoC also utilizes **real-time data through the Homeless Management Information System (HMIS)** and **Coordinated Entry (CE)** to prioritize high-acuity households and ensure equitable access to resources.

Outcome Goals for 2025 and Beyond

Shorten the average length of time homeless for individuals and families by at least 10% over the next year

Reduce returns to homelessness through targeted prevention services and follow-up support

Increase exits to permanent housing through expanded RRH, PSH, and voucher utilization

Strengthen supportive housing access for veterans, unaccompanied youth, and persons with disabilities

2025 CoC Program Goals and Process Improvements

- **Revise Intake Processes:** Beginning in 2025, the CoC will continue revising its intake procedures to ensure homeless households receive the appropriate intervention at the time of program admission. This aligns with the coordinated intake and assessment model as required by the HEARTH Act, aiming to reduce the length of stay in homelessness.
- **Enhance Case Management Practices:** Case management procedures will be updated to train Continuum of Care (CoC) and Emergency Solutions Grant (ESG) case managers to transition from a traditional “housing-ready” approach to a more effective, evidence-based, home-based case management model.
- **Strengthen HMIS Data Collection:** Improve the accuracy and timeliness of Homeless Management Information System (HMIS) data through regular training for participating agencies on proper data entry and reporting protocols.
- **Implement Outcome Reporting:** Begin generating monthly or quarterly outcome measurement reports to track performance, identify gaps, and guide resource allocation and program improvements.
- **Adopt HEARTH and HPC Performance Goals:** In 2025, the CoC is actively working toward the HEARTH Act goal of limiting experiences of homelessness to no more than 30 days. Additionally, the CoC is pursuing the High-Performing Community (HPC) benchmark of reducing the Length of Time Homeless (LOTH) by at least 10% compared to previous years.
- **Engage Non-HUD Funded Programs:** The CoC will also target non-HUD-funded programs to align their LOTH reduction strategies with those receiving ESG, Emergency Food and Shelter Program (EFSP), Community Development Block Grant (CDBG), and HOME funding, ensuring a community-wide standard of care and efficiency.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

2025 Strategy to Prevent Homelessness Among Low-Income and Discharged Individuals – Augusta-Richmond County CoC

Prevention of Homelessness Among Vulnerable Populations

In 2025, the Augusta-Richmond County Continuum of Care (CoC) remains committed to preventing homelessness among low-income individuals and families, with a targeted focus on

extremely low-income households who are at high risk of homelessness due to institutional discharge or transitions from public and private systems of care. These systems may include healthcare, mental health, substance abuse treatment, foster care, correctional facilities, and services addressing employment, education, housing, and youth needs.

Discharge Planning Policy

The **Augusta-Richmond County CoC Discharge Policy**, mandated by the State of Georgia, continues to be enforced and implemented by the CoC's Executive Committee. The Committee is responsible for establishing protocols and coordinating with institutional and community partners to ensure no individual is discharged directly into homelessness.

The discharge planning process includes:

- Early identification of housing and service needs for individuals exiting systems of care
- Development of individualized discharge plans
- Linkage to supportive services such as housing navigation, behavioral health services, and substance abuse support
- Referrals to community-based housing providers and subsidy programs

GA-PRI Prisoner Reentry Initiative

Augusta anticipates a continued and growing impact from the **Georgia Prisoner Reentry Initiative (GA-PRI)**, which supports formerly incarcerated individuals in reentering society and avoiding homelessness. This pilot program, operating within Augusta and funded by the State of Georgia, will be integrated into the CoC's discharge strategy in 2025, with a focus on housing placement, employment readiness, and long-term stabilization.

Community-Wide Analysis and Diversion Strategy

Each year, the Augusta-Richmond County CoC analyzes the availability of **permanent housing units for low- to moderate-income (LMI)** households compared to the number of individuals served and the use of temporary shelter beds. This data informs **diversion strategies** that aim to prevent first-time homelessness by:

- Identifying gaps in housing access
- Leveraging community-based and faith-based resources where federal funds cannot reach
- Partnering with subsidy providers to expand housing opportunities
- Utilizing case management to support long-term housing stability

Prevention Through Supportive Services

The CoC emphasizes housing retention by pairing rental assistance with wraparound supportive services. These services help households overcome personal and systemic barriers to stability, ensuring continued residence in safe and permanent housing.

SP-65 Lead based paint Hazards - 91.21S(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Residential Lead-Based Paint Hazard Reduction Act of 1992 focuses on the reduction of hazards, risk assessment, and prevention to reduce the effects of lead-based paint hazards on children. Elevated blood lead levels in children can cause damage to the brain and nervous system, effect intelligence, slow growth, cause learning disabilities and even lead to death. A major cause of lead poisoning is from lead based paint in residential buildings. Based on the City's review of the housing stock, approximately 50% of the housing units may contain lead-based paint.

The City's actions to evaluate and reduce Lead-Based Paint hazards is outlined below and incorporated into the following programs; single-family rehabilitation program, first-time home buyer program and Community Housing Development Organization housing projects. To meet the requirements of the Act which took effect on September 15, 2000, the City has incorporated lead-based paint reduction policies into these housing programs to address the following areas of concern:

- **Hazards**

"Hazard" means any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Contaminated dust is considered the most common pathway of childhood exposure to lead. Lead-based paint hazards do not include intact lead-based paint which is not on a chewable, impact or friction surface.

- **Risk Assessment and Interim Controls**

Risk assessment requires on-site analysis to determine existence, nature, severity, and location of lead hazards. Interim controls are put into place and focus on measures that reduce human exposure to contaminated dust associated with the presence of lead-based paint.

- **Clearance Testing**

Clearance involves testing settled dust for lead contamination after hazard control work. It ensures that fine particles of lead in dust have been cleaned up.

- **Prevention/Treatment**

Reduction of hazards before a health problem occurs is critical. The age of housing stock is an acceptable basis for estimate in the location of dwellings with lead-based paint. Title X does not rely on children with elevated blood-levels (EBL) as a means of locating dwellings in need of abatement.

- **Notification**

The major objective is to increase the overall level of awareness of lead-based paint laws and regulations so that all community residents may be aware of their rights and responsibilities. In the event the presence of lead-based paint is detected in a housing unit, notifications will be carried out by the following mandated notification requirements established by HUD:

Pamphlet - Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.

Disclosure - Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards

prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings. Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction - Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

How are the actions listed above related to the extent of lead poisoning and hazards?

The programs listed above identify at-risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The programs allow for extensive community outreach in an effort to protect families from LBP.

How are the actions listed above integrated into housing policies and procedures?

The Lead Based Paint regulations affect all of the City's housing programs that use HUD funding. One of the City's housing inspectors is trained and certified as a Lead Paint Risk Assessor. An EPA laboratory is used for testing of samples taken during inspections.

In addressing lead hazard evaluation, the city will conduct a visual assessment, paint testing, or risk assessment, depending on the activity to be undertaken. In some instance there may be supporting evidence for the city to forego testing the housing unit and want to presume the presence of lead-based paint and/or lead hazards. Lead hazard reduction activities will include paint stabilization, interim controls, standard treatments, or abatement depending on the requirements for the activity type. The City of Augusta will ensure that all lead hazard reduction or rehabilitation work that disturbs painted surfaces known or assumed to contain lead-based paint will be completed using safe work practices, as outlined in the regulations. Clearance testing will then be performed by the Lead Paint Risk Assessor to ensure that there is no evidence of lead-based paint hazards when all work is complete.

The table below summarizes the level of lead-based paint hazard evaluation and reduction required by the activity type and level of federal assistance provided. The City will utilize this table in order to conform to the lead regulations when carrying out its housing program activities that utilize federal funds.

• **Ongoing Maintenance**

In activities where the assistance provided requires an ongoing relationship with a property, generally HOME rental programs, the owners must perform ongoing maintenance to ensure that lead hazard reduction measures are maintained.

Safe work practices will be used when all subsequent maintenance or renovation work is performed where lead-based paint may be present. Clearance testing will also be completed when any repairs, interim controls, or abatement work is completed as part of ongoing maintenance. The City will also keep maintenance records on each property that will include information on inspections, repairs and any other lead hazard evaluation and reduction activities. These records will be kept for a minimum of five years.

LBP Rehab Program

LBP Rehabilitation Implementation

Compliance with LBP guidelines will involve specific steps in the rehabilitation process. An example of the types of the steps involved in lead hazard evaluation and reduction/abatement are listed below:

Property Inspection and Rehabilitation Planning

1. Determine level of hazard evaluation and reduction required.
2. Risk assessor schedules lead evaluation.
3. Risk assessor performs paint testing and/or risk assessment.
4. Provide notice of evaluation.
5. Lead work specification work written by Senior Inspector.
6. Determine relocation needs.

Contractor Selection

1. Check qualifications of lead contractors.
2. Discuss work schedule with contractors/owners.
3. Discuss safe work practices with contractor/owner.

Supervising Rehabilitation

1. Ensure interim controls and abatement are supervised by a certified Abatement Supervisor.
2. Verify quality of lead hazard reduction work.
3. Ensure that safe work practices are used by trained works.
4. Ensure work site preparation and worker protection.

Final Inspection and Clearance

1. Check that work is complete and clean-up is adequate.
2. Risk Assessor issues clearance report.
3. Re-clean and repeat clearance when necessary.
4. Provide lead hazard reduction notice.
5. Provide abatement or clearance report.
6. Ongoing maintenance and monitoring.

The new LBP regulations do not affect the types of housing listed below:

- Housing built since January 1, 1978, when lead paint was banned for residential use.
- Housing exclusively for the elderly or people with disabilities, unless a child under age 6 is expected to reside there.
- Zero-bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories, or military barracks.
- Property that has been found to be free of lead-based paint by a certified lead-based paint inspector.
- Property where all LBP has been removed.
- Unoccupied housing that will remain vacant until it is demolished.
- Non-residential property.
- Any rehabilitation or housing improvement that does not contain evidence of deteriorating paint and will not disturb a painted surface.

SP-70 Anti-Poverty Strategy- 91.21SU)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Augusta will continue to address the needs of its citizens who live at or below the poverty level. During the period from 2025-2029, the city, working with other public agencies and private non-profit organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Poverty occurs when a household's basic needs for food, clothing, and shelter are not being met. Poverty is a function of income instability which is related to a number of factors such housing costs, health care costs, access to supportive services, education and training, employment opportunities, access to transportation, and unexpected crises.

The city recognizes these linkages and in conjunction with other public and private agencies will support activities that address the following strategies over the five-year period:

- Providing affordable housing
- Providing emergency and transitional housing
- Providing assistance to homeowners for housing maintenance
- Providing assistance to first time homebuyers
- Providing financial education and coaching to LMI persons
- Preventing homelessness by providing case management, budget counseling, and eviction

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring Standards and Procedures

Augusta - Richmond County currently uses various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals for Augusta - Richmond County are to provide technical assistance, identify deficiencies and promote corrections in order to improve, and reinforce or augment the community's Consolidated Plan performance.

Augusta - Richmond County monitors all CDBG, ESG, HOME and HOPWA sub-recipient activities as required by HUD in accordance with the agreement between the agency and Augusta - Richmond County. Sub-recipients are required to submit monthly and/or quarterly and annual program/financial reports to facilitate the annual monitoring process. Annual monitoring includes ensuring that the sub-recipients, including Community Housing Development Organizations, comply with the terms of their agreements, including income and client eligibility, rents, reporting requirements, timeliness, sales prices, values, property standards, affirmative marketing, periods of affordability, relocation and fair housing. For established agencies, Augusta - Richmond County may choose to conduct a desk monitoring for agencies providing public services.

Other efforts include ongoing communication with sub-recipients through the provision of on-site technical assistance. Frequent telephone contacts, written communications, analysis of reports and annual audits, administrative and environmental guidance by City staff provide a basis for review and monitoring.

Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

The anticipated funding for the 2025 - 2029 five-year Consolidated Plan for Augusta - Richmond County is over \$24 million, including allocations provided to Augusta-Richmond County through the CARES Act HUD CPD funds. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder Of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,686,245	350,000	0	2,036,245	8,144,980	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	903,552	620,000	0	1,503,552	6,014,209	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,035,806	0	0	1,035,806	4,143,224	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	153,403	0	0	153,403	613,612	
Other	public - federal	Economic Development Public Services		0	611,228	611,228	611,228	Funds to respond to and recover from the effects of the Covid-19 Public Health Emergency.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Homeowner rehab Services	0	0	5,221,428	5,221,428	5,221,428	HCD, a grantee for the Lead Hazard Reduction and Healthy Home Production Grants, will be capable of providing services to families that reside in the Augusta, Georgia-Richmond County area, who may be affected by lead-based paint hazards & other housing-related health issues; assist in the prevention of lead poisoning through education, training, and community outreach; offer technical and financial assistance while providing a safe and controlled means of lead hazard control & healthy homes remediation in residential dwelling units occupied by low-income households (annual household income cannot exceed 80% of the area median income (AMI) as determined by HUD)
Other	public - federal			0	0		0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal			0	0		0	

Table 58 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Augusta will use both Federal and nonfederal public and private resources to address the priority needs and objectives identified in the Action Plan.

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the program year. Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the consolidated plan. Homeless service providers will apply for funding under the Continuum of Care Program.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan.

Discussion

The City of Augusta established its Priorities, Strategies and Goals based on its limited amount of HUD Federal Grant Funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$1,040,000 HOPWA: \$0 HOME: \$1,091,865 ESG: \$0	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 30 Household Housing Unit Homeowner Housing Rehabilitated: 55 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Strategies to Address Homelessness	2025	2029	Homeless	Citywide	Homeless Strategy	CDBG: \$25,000 HOPWA: \$0 HOME: \$0 ESG: \$145,198 CDBG-CV: \$0 ESG-CV: \$2,133,812 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Tenant-based rental assistance/ Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community Development Strategy	2025	2029	Non-Housing Community Development	CDBG Eligible Area Citywide	Homeless Strategy Community Development Strategy	CDBG: \$282,500 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$389,593 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 475 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
4	Community Economic Development Strategy	2025	2029	Non-Housing Community Development	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Community Economic Development Strategy	CDBG: \$100,000 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$1,600,000 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Jobs created/retained: 250 Jobs Businesses assisted: 250 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Fair Housing	2025	2029	Non-Housing Community Development	Citywide	Fair Housing	CDBG: \$20,000 HOPWA: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Planning and Entitlement Grant Administration	2025	2029	Planning and Entitlement Grant Administration	Citywide	Administration, Planning and Management Strategy	CDBG: \$360,711 HOPWA: \$31,369 HOME: \$121,298 ESG: \$11,283 CDBG-CV: \$308,533 ESG-CV: \$237,089 HOPWA-CV: \$143,042 Lead Paint Hazard Reduction Program: \$0	Other: 1 Other

Table 59 - Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Provide safe, decent and affordable housing to low and moderate-income residents of Augusta, Georgia through the production of new units for sale, the provision of downpayment assistance to homebuyers and the rehabilitation of both rental and homeowner-occupied housing.
2	Goal Name	Strategies to Address Homelessness
	Goal Description	Assistance to persons experiencing or at-risk of experiencing homelessness.
3	Goal Name	Community Development Strategy
	Goal Description	Services to low and moderate-income residents of Augusta, Georgia including, but not limited to, youth enrichment, job skills training, homebuyer education and supportive housing.
4	Goal Name	Community Economic Development Strategy
	Goal Description	Strengthen and sustain the local economy by providing support to local businesses to create economic opportunities for low and moderate-income residents of Augusta, Georgia.
5	Goal Name	Fair Housing
	Goal Description	Activities to support the promotion of Fair Housing Choice for residents of Augusta, Georgia.
6	Goal Name	Planning and Entitlement Grant Administration
	Goal Description	Planning and Entitlement Grant Administration on behalf of the City of Augusta, Georgia.

Projects

AP-35 Projects - 91.220(d)

Introduction

The City of Augusta's FY 2025 HUD Entitlement Program year begins January 1, 2025 and December 31, 2025. The following projects will be funded with the City's FY 2025 CDBG, HOME, ESG and HOPWA allocations:

Projects

Project Name

Table 60 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City allocated its HUD Entitlement funds to those geographic areas where the population exceeds 51% low- and moderate-income households or the beneficiaries are considered low and moderate-income (LMI). At least 75% of the City's CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons.

The following guidelines for allocating HUD CPD funds will be used for the FY 2025 Annual Action Plan:

- The Housing activities will directly benefit LMI household.
- The Community Facilities and Public Service activities will assist organizations which are directly providing benefit to LMI persons.

The allocation priorities were established through consultations with stakeholders, local resident surveys, and public meetings. The most significant obstacle for the City to address the underserved community needs is access to additional funding opportunities to develop additional or enhanced housing and community economic development activities.

AP-38 Project Summary
Project Summary Information

AP-SO Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area Percentage of Funds

Table 61 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Augusta - Richmond County will support a variety of affordable projects including rehabilitation (owner and rental), acquisition, and the production of new units.

Augusta - Richmond County will support the redevelopment of its neighborhoods in a holistic manner. The neighborhood redevelopment needs include all types of housing development, public infrastructure improvement, improvement to commercial buildings, business expansion and historic preservation. The combination of initiatives will sustain a neighborhoods growth beyond the investment from Augusta - Richmond County.

The full needs analysis of the Consolidated Plan states the greatest housing need for the population of Augusta - Richmond County is for those with a cost burden or severe cost burden. Cost burden occurs when a household pays more than 30 percent of the household's gross monthly income towards housing. Severe cost burden occurs when a household pays more than 50 percent of the household's gross monthly income towards housing. Extremely low-income households, those earning less than 30 percent of the area median income experience these two housing problems at the highest rates and are at risk of homelessness when they cannot afford their housing.

Supporting affordable housing for all persons living within the neighborhood is a high priority for Augusta - Richmond County.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	30
Total	180

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	130
The Production of New Units	20
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	180

Table 63 - One Year Goals for Affordable Housing by Support Type
Discussion

The proposed affordable housing projects in the City for FY 2025 are:

1. Housing Rehab - residential rehabilitation for income eligible owner-occupied units in need of health, safety or code violations.
2. Down Payment Closing Cost Assistance Loans. Available city wide for income eligible low- to moderate-income first-time homebuyers.
3. Acquisition of a residential property for purposes of developing affordable rental properties to make available to income eligible households.

AP-60 Public Housing - 91.220(h)

Introduction

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, The Housing Authority is governed by a five-member Board of Commissioners appointed by the local government. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. The Housing Authority currently administers 3,793 units under the Section 8 Housing Assistance Payment Program located on scattered sites throughout the city. The 3,793 units consists of 3,658 Section 8 Housing Choice Vouchers and 135 HUD-VASH Vouchers with a total resident count of 135 family members. Additionally, the Housing Authority has 192 Mod Rehabilitation Vouchers utilized by families in the River Glen Apartment community

Actions planned during the next year to address the needs to public housing

The annual budget for the Housing Authority exceeds \$20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Augusta Housing Authority residents have had a voice in management of AHA properties for a number of years. The Resident Advisory Board meets monthly and consists of approximately 60 residents. The board provides feedback to AHA management on all quality-of-life issues (security, maintenance and repairs, etc.), is involved in preparing grant applications, and makes recommendations regarding the

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A - AHA is not designated as troubled.

Discussion

The Housing Authority strives to continue to improve resident initiatives through innovation in program design, adding new programs through special grant programs and maintaining a close relationship with the residents. The Authority continues to build new partnerships and seek new resources in the local community as well as nationwide.

and support homeownership for first-time homebuyers and allows one of more family members to purchase a house. The program permits participants who meet the general requirements for admission into the public housing Section 8 Housing Choice Voucher Program the option of purchasing a home with their assistance rather than renting.

The Authority provides academic assistance to youth and adults living in public housing. Each year, the Authority provides scholarships to resident youth and adults that will attend either college or technical school. In addition, the Authority offers after-school tutoring programs a GED program for adults, an adult literacy program, special tutoring in math and reading for the youth and a Neighborhood Networks Center where residents can have access to computers, the internet and additional training.

The Authority works closely with residents who experience special problems. A drug abuse counselor assists residents with drug treatment and counseling. Provisions are made for the senior residents as well. Specific events for the seniors include Senior Health Fairs and Screenings, a Senior Olympics, an Old Fashion Costume party and holiday activities. A Senior Services Coordinator is employed to provide a number of activities including case management. A partnership with JWC Helping Hand, which received a ROSS (Resident Opportunities for Self-Sufficiency) grant, provides a variety of services for the senior and disabled residents. Included are home care and assistance from housekeeping aides.

The Authority partners with the Family Y to provide a Child Development Center located adjacent to the Authority's offices. The center serves public housing parents by providing childcare on a sliding scale basis for those parents that are attending school or working. Funding for this endeavor is provided through a HUD Resident Opportunity and Self-Sufficiency grant.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

Several structural factors contribute to homelessness including:

1. Poverty-due to the decrease in livable wage jobs and the decline in the real value of minimum wage.
2. Lack of Affordable Housing-LI. S. Department of Housing and Urban Development estimates that there are five million households in the U.S. with incomes below 50% of the local median who pay more than half of their income for rent or live in severely substandard housing. Also, there has been a decline in the number of housing units affordable to extremely low income households since 1991 and federal assistance has not been able to bridge the gap.
3. Disability-People with disabilities who are unable to work and must rely on entitlements can find it virtually impossible to find affordable housing.
4. Cutbacks-in health, mental health and alcohol and drug treatment services.
5. Lack of key services-affordable child care and transportation.

Individual risk factors that contribute to homelessness may include: domestic violence, chronic or unexpected health care expenses, untreated mental illness, substance abuse/addiction, divorce or separation, "aging out" of foster care, generational poverty, lack of education and job skills, and a variety of other circumstances. To address the root causes of homelessness, we must first provide safe, affordable, permanent housing with services sufficient to meet the needs of the homeless community. Once the basic needs of housing, nutrition and clothing are met, the next critical issues will include physical and mental health needs, legal issues, job training and employment, and financial management skills.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's HCD Department serves as the lead organization for coordinating homeless issues within the Augusta's Coe process. Information is gathered through surveys of the homeless, community organizations and agencies, and homeless service providers. The information is shared with the community at large, with interested agencies and organizations and with members of the Coe.

The Augusta continuum was the first in Georgia to implement a community-wide Homeless Management Information System (HMIS). Coordinating entities can now produce an unduplicated count of our community's homeless population, with a total of 5,376 homeless men, women and children served in 2025. Of this total, 2,631 were children, an indication of our growing subpopulation of homeless women with children. At present, a total of 27 agencies and AHCD Department utilize this system. It is planned to offer this service to additional homeless service provider agencies, enhancing

our continuum's ability to coordinate case management and client services.

The Augusta - Richmond County Coe is working to implement a targeted street-to-home outreach program/campaign and take a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The Coe will soon implement a coordinated assessment system to ensure the right intervention through program admissions that will be marketed to community groups and outreach providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, etc.

Homeless individuals are provided access to services from multiple locations throughout the entire Coe geographic area, managed by a Centralized Intake and Assessment (CIA) center to ensure a fair and consistent process. Presentation at the CIA access point is not a prerequisite for service rendering as CE project staff can complete remote and, in some cases, on-site intake and assessment. Assessment can be completed in person, by phone or email, or with homeless outreach teams across the Coe. The CE Lead coordinates with existing street outreach programs as well as private and public agencies, social service organizations, etc. for referrals so that individuals sleeping on the streets are prioritized for assistance in the same manner as any other person that is assessed.

Addressing the emergency shelter and transitional housing needs of homeless persons

Based on input received at public meetings (Consolidated Plan and Continuum of Care) and in funding proposals submitted by service providers, more beds and additional supportive services are needed for the homeless in Augusta. The need for Permanent Supportive, Transitional, and Emergency Shelter Housing is great according to Augusta's most recent evaluation of the gap in availability of beds. Service providers need additional resources to staff and operate their programs, expand their services, and assist the homeless and near homeless with immediate problems (food, transportation, medical assistance, etc.).

Census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within neighborhoods in the former city of Augusta. Smaller pockets of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower

priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash. Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Identifying and working with housing subsidy providers and linking eligible households to providers affords the opportunity to have the strongest effect on lowering homelessness rates. Building and nurturing relationships with local private landlords can increase access to affordable units. Connecting households to support services, mainstream benefits and education/employment training opportunities increases improvements and gains towards self-sufficiency. In unison, these strategies ensure households are linked to affordable options, have the necessary income to afford access and sustainability and have services available to ensure ongoing housing stability. Prevention and diversion (financial assistance, mediation, legal assistance, short term housing and other emergency assistance) have been identified as key interventions to reduce returns to homelessness.

The CoC is in the process of taking the following steps to reduce Length of Time Homeless (LOTH):

- 1) Adopt and implement a CoC-wide Housing First approach; and
- 2) Adopt and implement a Coe wide Rapid Re-housing approach. The Coe has recently increased the number of public/private partners to help implement these approaches.
- 3) Begin revising intake processes to ensure homeless households are given the appropriate intervention at time admitted to program to help reduce their stay in a coordinated intake and assessment model as required by the HEARTH Act;
- 4) Adjust case management procedures in order to train Coe and ESG case managers to move away from a housing-ready approach to an evidence-based home-based case management approach;
- 5) Improve data collection through HMIS by training participants to enter related data correctly and timely; and
- 6) Generating monthly or quarterly reports for outcome measurement.

The Coe is in the process of adopting the HEARTH goal of experiences of homelessness of no more than 30 days and the high-performing community (HPC) goal of reducing LOTH at least 10% from preceding years. The CoC will target non-HUD funded projects to reduce their LOTH in line with those who receive ESG, EFSP, CDBG and HOME funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

The Augusta - Richmond County Coe Discharge Policy is mandated by the state of Georgia and is followed by the Coe. The CoC's Executive Committee is responsible for implementing policies and protocols and coordinating with various organizations, to ensure that persons being discharged from a publicly-funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community resources that will include mental health services, substance abuse support, and housing.

Additionally, Augusta is anticipating a significant impact on the discharge planning of formerly incarcerated individuals (felons) from the state of Georgia funded Governor's Prisoner Re-Entry Program Initiative (GA-PRI) currently in pilot phase within the community.

Augusta, Georgia analyzes the supply of permanent housing units for LMI households throughout the community compared to the number of individuals receiving services through CoC partners annually and the number of days/nights that temporary shelter options are being utilized in an effort to implement diversion strategies to avoid first time homelessness including collaboration with the faith based community to provide assistance where federal dollars cannot. Identification of obstacles, available personal and community resources and the utilization of case management endures maintenance of housing stability. Working with subsidy providers and linking eligible households to providers affords the opportunity to have the strongest effect on prevention of homelessness. Supportive services coupled with permanent housing for persons with disabling conditions is a high priority for this as well as working closely with the local Legal Aid organization to provide representation and services for families facing eviction.

Discussion

To achieve this mission will require that service providers build and maintain a comprehensive homeless assistance network that will propose strategies to end homelessness for many individuals and families and will help attain the investment needed to achieve that end. We must build on successful programs that are in place, expanding their capacity to meet the level of need and put in place policies and agreements to work together as one comprehensive and effective countywide system of care.

AP-70 HOPWA Goals - 91.220 (1)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	SO
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	2
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	252

AP-75 Barriers to affordable housing- 91.220(j)

Introduction:

In December of 2018, the Analysis of Impediments to Fair Housing Choice study was completed for Augusta-Richmond County by Western Economic Services, LLC, referred to as WES. The WES report updated a similar study completed by Western Economic Services, LLC in 2008. The report indicated that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement. A copy of this report is available at the HCD office.

By Department of Housing and Urban Development (HUD) standards, there are three scenarios where a household has a housing problem:

- If a household pays more than 30 percent of its gross monthly income for housing, it is considered "cost burdened." HUD considers households that pay more than 50 percent of their income on housing costs to be severely cost burdened.
- If a household occupies a unit that lacks a complete kitchen or bathroom, the unit has a physical defect.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The study concluded that one of the best ways to increase loan approval rates and to decrease the number of foreclosures is to provide community outreach on a variety of related topics. The Housing Department felt that this community outreach was a vital need in the community and has worked to increase awareness of available homebuyer education services through its existing non-profit organizations. The purpose of these classes is to provide monthly education where families and individuals can gain the experience needed to purchase a home. The staff provides credit counseling, homebuyer education and mortgage lending education on the different products that are available. In addition, some of these also offer foreclosure prevention counseling in order to keep families in their homes.

Concerns and Issues Expressed by Survey Participants over the past five years:

Respondents to this and past surveys also had a number of suggestions about enhancing the local housing and community development environment, delivery system, and commitment to housing production throughout the community. This includes needs, barrier or constraints to addressing the

needs, and suggested actions that Augusta-Richmond County can consider in eliminating the constraints and barriers to housing. The general comments are segmented into three main areas: additional housing needs, barriers and constraints to resolving housing needs, and methods that Augusta-Richmond County can adopt to overcome their housing challenges.

Other Housing Needs

- Need for additional homeownership training
- Building codes need additional enforcement
- Elimination of vacant substandard dwellings
- Demolition of run-down residential properties
- Enforce housing standards and codes
- Enhance financial instruments for low-interest loans or grants

Barriers or Constraints to Resolving These Needs

- Landlords do not adequately maintain their property
- Availability of staff to enforce codes
- Shortage of funds to purchase and rehab
- Lack of political will or leadership
- Property that is inherited and heir do not live in the area

Ways Augusta-Richmond County Can Work Toward Resolving These Needs

- Enhance outreach and education about affordable housing tools and programs
- Demolish the dilapidated housing units, vacant and abandoned units
- Enforce existing building codes or property standards
- Establish stronger partnerships with banks, developers, and business
- Build more affordable rental and homeownership housing

Discussion:

It was determined from this study that impediments to fair housing still exist in Augusta-Richmond County. One of the major areas of concern is in the mortgage denial rate for ethnic minorities. According to the data presented in Table E-1, Blacks and Hispanics face a significantly higher rate of mortgage denial. The main reason for this high denial rate is the lack of quality credit. In addition, there was an increase in predatory lending between 2002 and 2005 that targeted this population and resulted in a high foreclosure rate during the period of 2008 through 2009. As of yet, these patterns have not resurfaced in regards to predatory lending practices. One of the primary ways of decreasing predatory lending and improving credit is to offer Homeownership Counseling and Education. This education not only provides credit counseling but educates on the entire process from mortgage lending through home maintenance.

AP-85 Other Actions - 91.220(k)

Introduction:

As a collaborative facilitator, the Augusta Housing and Community Development Department continues to implement various actions to: (1) address obstacles to meeting underserved needs; (2) foster and maintain decent affordable housing; (3) to reduce lead-based paint hazards; (4) reduce the number of poverty-level families; (5) develop institutional structure; and (6) to enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Currently, the primary obstacle to meeting all of the community development and affordable housing identified needs, including those identified as priorities, is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. The amount of resources available to both private foundations and public agencies to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, Augusta strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, build new partnerships and collaborative, and to leverage additional funding whenever possible from local, State, Federal, and private sources. Although needs are high in all of the top priority areas, we are limited by funds available and resources, therefore, there is a high probability that some of these desired needs will not be addressed. Augusta urges HUD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

One of the most important steps in addressing obstacles to community development is identification and evaluation. Augusta - Richmond County is geographically very large; distances between service providers and clients remains a substantial logistical barrier. Much of the targeted lower-income community is located within the urban core and downtown areas of Augusta, with others scattered throughout South Augusta and parts of the West Augusta areas.

In Augusta, emerging obstacles for HUD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. To help overcome this obstacle, Augusta Housing and Community Development, as well as nearly all HUD sub-recipients, have targeted a need to recruit bilingual staff sensitive to cultural traditions, issues, and values. For this reason, AHCDD has begun to explore the option of having many of our public notices, including notifications of HUD funding cycles and upcoming Citizen Participation meetings, published in English and Spanish.

Actions planned to foster and maintain affordable housing

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI)

through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low- and moderate - income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training & Skills Development; and
- Provide Health Programs.

Actions planned to reduce lead-based paint hazards

Please refer to SP-65 of the 2025-2029 Consolidated Plan for a discussion of Augusta's Lead Based Paint Program designed to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

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- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;

- Provide Job Training & Skills Development; and
- Provide Health Programs.

Actions planned to develop institutional structure

Augusta Housing and Community Development, on behalf of the City of Augusta, continues to play an important role in both facilitating and bringing together diverse interests toward developing new, and strengthening existing, institutional structures. Strengths and gaps regarding the institutional structure delivery system have been identified through the consolidated planning process which included surveys, community meetings, forums, other research, and ongoing program evaluation. With multiple agencies providing a variety of services to a diverse population, there can be a lack of coordination causing an overlap of services or issues, problems directing clients to the appropriate services, as well as the possibility of a client falling through the gaps. The system is further complicated by the geographical challenges of Augusta. The vast distances between clients and points of service contribute to the impediments encountered by private, non-profit, and government agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it can be difficult to establish priorities and to allocate resources. In addition to these gaps in the delivery system, more recently as a result of local, state, and federal budget cuts, Augusta's partner agencies have all encountered some level of staffing cuts resulting in a lack of dedicated staff resources and effective implementation of the CDBG program. Addressing the community, social and economic development needs of low- and moderate-income people throughout the Augusta community is a comprehensive and at times a daunting undertaking. The formation of a sustainable institutional structure through partnerships and collaboration is vital.

The institutional structure incorporates the private, public, and nonprofit organizations that help carry out the Consolidated Plan in the local community. Augusta continues to encourage and support the formation of these leveraged efforts for projects and activities that create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons. This process has been responsive to new and emerging issues including new HUD rules and requirements, which are continually testing the strengths and gaps of delivery systems. Augusta has developed and will implement the 2014-2019 Consolidated Plan and subsequent Annual Action Plans through public, nonprofit, and private sector partnerships and collaboration. This coordination of efforts and cooperation has been instrumental in meeting the wide-range of community development needs and will help carry out the Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

Augusta will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations ("CHDOs"), lending institutions, as well as other service providers and Code Enforcement. Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State and other local

housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing Authority and by collaborating with non-profit organizations;
- Integrating community development block grant housing programs; and
- Working more closely with identified Community Housing Development Organizations ("CHDOs") as well as local city government departments.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(1)(1,2,4)

Introduction:

The 2025-2029 Consolidated Plan is a comprehensive planning document encompassing and identifying the Augusta's housing and community development needs and serves as the foundation of the performance measurement system of the HUD-funded programs.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. Augusta's overall priority is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This Plan focuses on activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. The HOME Program will focus on providing decent, safe, and affordable housing, and alleviate rent burdens, homelessness, and deteriorating housing stock. The ESG program will provide outreach and emergency shelter, but places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Augusta leverages its CDBG, HOME, and ESG funds with other resources to increase the impact on housing, community development, and homelessness issues. Applicants requesting funds to support its programs and projects are required to show that they are leveraging other funds to meet their needs.

The following provides additional information about the CPD program requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(1)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0

5. The amount of income from float-funded activities	0
Total Program Income:	100,000

Other CDBG Requirements

- | | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.90.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(1)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Currently, other forms of investment beyond those identified in Section 92.205 are not currently being utilized in Augusta's HOME Partnership Program.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or new construction of single-family for sale housing to low income homebuyers. These funds will be provided to the homebuyer as HOME subsidy in the form of deferred payment loans, forgivable loans, and low interest loans. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting homebuyer in completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The minimum affordability periods are outlined in the table below:

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to vacate the unit within the affordability period at whatever price the market will bear. The

recaptured funds will come from the net proceeds if available. Recaptured funds may be used for any HOME-eligible activity.

The homebuyer may sell the property to any willing buyer.

The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing for the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In the event HOME assistance is used only to develop the unit and not used to assist homebuyer lower purchase price from fair market, resale provisions must be used. If this occurs, the housing unit must be acquired by an eligible low-income family and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the affordability period, it must be made available for subsequent purchase only to a buyer whose family qualifies as low income and will use the property as its principal residence.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Augusta does not at this time plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206 (b).

Emergency Solutions Grant (ESG)
Reference 91.220(1)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

All outreach services must be targeted toward a general homeless population and/or a general area

where homeless individuals are known to inhabit. Outreach services should be specific to the four (4) eligible activities, engagement, case management, transportation, and emergency and mental health services.

As available, outreach services should seek to work with Continuum partners to ensure that the individual or family receives assistance in reaching stability. Homeless Individuals and families should be connected with area shelters, homelessness prevention funds, and/or rapid re-housing funds as needed to ensure their safety and well-being while transitioning from homelessness.

Participants who meet the HUD homeless definition and have an income of :s;30% of the Area Median Income are eligible for the following activities:

Special populations should receive first priority when applying for homelessness prevention funding.

Special populations include, but are not limited to:

Families with Children

Women with Children fleeing Domestic Violence

Men with Children fleeing Domestic Violence

Children leaving the Foster Care System

Persons with HIV/AIDS

Evaluating Individuals eligibility :s;30% AMI

Case managers must evaluate all participants that are applying for ESG Homeless Prevention funding. As an intake process, case managers should utilize the income calculator located on the HUD Exchange website to assess the income and assets of all applicants pursuant to the regulations at 24 CFR 5.

In order to remain eligible for homelessness prevention funds, applicants should have satisfactorily completed their housing stability plan and must continue to meet their goals as agreed to by their case manager. The family must be :s;30% at the initial intake but must show progress to meet stability beyond their current income level. Subsequent assessments will not carry the :s;3Q% stipulation. Applicants will be reassessed on an annual basis. Once an applicant is no longer considered to be low income individuals/families (50% AMI), they will become ineligible for homeless prevention funding.

All Sub-recipients must have written standards that describe their intake, admission, termination and discharge processes. The written standards must meet the following guidelines:

It must state how the intake process takes place. During intake case managers must assess the client to ensure that the client receives the help they need which may include assisting them with gaining access to mainstream resources. The client file must be entered into Pathways to be eligible for assistance and referral.

It must state the process for admission into the program and/or shelter. Admission guidelines must provide a Plan to assist the client which shows the services requested and needed, how the services will be provided, and give a brief synopsis of individuals level of need. The admissions process should include all rules of the programs including the length of time they participant can remain in

the facilities, the types of populations served in the facility, and rules of the facility.

It must state the process for terminating a family or individual from the program. Participants must be advised of this termination process during intake. The written standards should include an appeals process.

All client files must reflect that the client was informed of all shelter and program stipulations as written in the standards.

All ESG funded emergency shelters must meet the Habitability Standards and lead Based testing (§576.55) standards in order to operate. Sub-recipients applying for ESG funds must submit an acceptable Lead Based Paint Risk Assessment and an acceptable Code Inspection Report in order to secure funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The GA-504 Coe has established a centralized, single-access point coordinated entry and assessment model. This activity, funded by a Coordinated Entry grant under the Continuum of Care program competition beginning in 2015, provides the needed infrastructure to provide a single point of entry for all HUD funded homeless services. Operated by CSRA EOA, Inc., a local non-profit and the local Community Action Agency, GA-504's CE system is housed in the Marion Barnes Resource Center for the Homeless.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organization(s).

The applications process for Augusta Housing and Community Development's ESG program is on an annual application cycle that begins in February of each year and ends in May of each year. All applications will be submitted electronically with the assistance of a Dropbox for documents that exceed the 5GB limit. All applicants will be afforded Technical Assistance until two weeks before the closing date of the applications cycle.

All applicants must attend the mandatory application workshop that will be held in February of each year. Applications will be opened on the date announced during the workshop. The workshop will provide pertinent information about completing the application and eligible activities that can be performed under the ESG regulations.

Once the application cycle has ended, all excepted applications are evaluated by AHCDD staff persons or the basic requirements (see appendix A). If an applicant meets the basic requirements their application moves on to the next phase of review (see appendix B) and are scored based on a scoring scale of 100. Applicants are then ranked by score and appropriations are made based on the feasibility of the project, the capacity of the organization, and the anticipated outcomes. Should there be a change in allocation amount, appropriations are adjusted accordingly.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Coe has plans in place to establish a Consumer Advisory Committee, to serve in partnership with the CoC's Executive Committee, in representing the perspectives and priorities of the homeless and at-risk of homeless populations in the local community. Beginning in 2021, the CoC's Executive Committee is undertaking focused outreach efforts to identify appropriate homeless and formerly homeless members of the community to comprise this Committee. Once fully formed, this Committee will represent at least two standing votes within the Executive Committee structure as defined in the CoC's Governance Charter.

5. Describe performance standards for evaluating ESG.

Shelter:

- Percentage of clients who exit shelter to permanent housing over a one-year period (Target: 70%).
- Percentage of clients who exit shelter in less than 90 days (Target 90%).

Shelter (services):

- Percentage of eligible clients in ES who are connected with entitlement benefits and/or mainstream benefits before leaving shelter (Target 95%).
- Percentage of clients who have a special need (as identified on Pathways' Special Needs screen) or two or more significant barriers to housing stability (Target 65%).

Street Outreach

- Percentage of clients receiving outreach who participate in case management, including street-based case management, in a six-month period (Target 80 %).
- Percentage of clients who remain in housing (shelter or are rapidly re-housed over a six-month period) (Target 50%).
- Percentage of clients who remain in housing (shelter or permanent) three months after receiving assistance (Target 50%).

Homeless Prevention

- Percentage of clients receiving assistance who are connected with entitlement benefits and or mainstream benefits (Target 75%).
- Percentage of clients receiving assistance who are members of a priority special need group (Target 75%).
- Percentage of clients receiving assistance who receive and individualized service plan, including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance (Target 75%).

- Percentage of clients received assistance who are still stably housed six month after assistance (Target 65%).

Rapid Re-housing

- Percentage of clients receiving assistance who are connected with entitlement benefits and/ or mainstream benefits (75%).
- Percentage of clients receiving assistance who are members of apriority special need group (Target 75%).
- Percentage of clients receiving assistance who receive an individualized services, plan including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance **(65%)**.
- Percentage of clients receiving assistance who are still stably housed six months after assistance (55%).

Appendix - Alternate/Local Data Sources



Administrative Services Committee Services

Meeting Date: 07/29/2025

HCD_ Architectural Services Approval Request

Department:	Augusta, Ga. Housing and Community Development (HCD) Department
Presenter:	Charles Jackson (HCD Director) and/or HCD Staff
Caption:	Motion to approve Housing and Community Development Department's (HCD's) request to enter into a contractual agreement with Johnson, Laschober & Associates, P.C. for property architectural services for 2431 and 2433 Mt. Auburn Street.
Background:	On March 10, 2023, the Sand Hills Community experienced a horrific incident with a fire breaking out at the Mt. Auburn Apts. Two units (2431 & 2433 Mt. Auburn) were destroyed, and two residents were displaced. Over the past year, HCD along with the Land Bank Authority has been going through the necessary processes to ensure that the insurance policy protocol would be covered. The two units have been boarded up since causing a slight eye sore in the community. These units were also affected by Hurricane Helene as the front exterior walls of the structure collapsed due to the high winds. HCD is now at a point to move forward with reconstructing the two units. An architect firm has been procured by HCD and Johnson, Laschober, & Associates, P.C. was selected. It is important that HCD move forward to bring the two two-bedroom units back on the market as there is a need for affordable housing. Johnson, Laschober & Associates, P.C. has agreed to assist in designing suitable plans to accommodate future tenants.
Analysis:	The approval of funding will allow HCD to continue to provide affordable, safe and decent rental housing to low to moderate income residents in Richmond County.
Financial Impact:	HCD will utilize funding HOME Investment Partnership funding to support the cost of services being provided in the amount of \$28,375.00.

Alternatives: Do not approve HCD to enter into an agreement with Johnson, Laschober & Associates, P.C. for Architectural Services.

Recommendation: Motion to approve Housing and Community Development Department's (HCD's) request to enter into a contractual agreement with Johnson, Laschober & Associates, P.C. for architectural services.

Funds are available in the following accounts: Housing and Urban Development (HUD) Funds:
22107 3212 5225110

REVIEWED AND
APPROVED BY:

Procurement
Finance
Law
Administrator
Clerk of Commission

CONTRACT**between****AUGUSTA, GEORGIA****And****Johnson, Laschober & Associates, P.C.**

in the amount of

\$28,375.00 USD**Twenty-Eight Thousand and Three Hundred Seventy-Five Dollars and 00/100**for Fiscal Year **2024**

Providing funding for

Architectural Services – Mt. Auburn Apartments

THIS AGREEMENT (“Contract”), is made and entered into as of the ____ day of _____ 2024 (“the effective date”) by and between Augusta, Georgia, a political subdivision of the State of Georgia (hereinafter referred to as “Augusta”), acting through the Augusta Housing and Community Development Department (hereinafter referred to as “HCD”) - with principal offices at 510 Fenwick Street, Augusta, Georgia 30901, as party of the first part, and Johnson, Laschober & Associates, P.C., an architecture/engineering firm, organized pursuant to the Laws of the State of Georgia, hereinafter called “JLA” as party in the second part.

In order to establish the background, context and frame of reference for this Agreement and to manifest the objectives and the intentions of the respective parties herein, the following statements, representations and explanations are set forth. Such statements, representations and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions, which follow, and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

WITNESSETH

WHEREAS, Augusta is qualified by the U. S. Department of Housing and Urban Development (hereinafter called HUD) as a Participating Jurisdiction, and

WHEREAS, Title I: Community Development - Authorizes the Secretary of Housing and Urban Development to make grants to States and Units of general local government to help finance Community Development Programs, set forth through Augusta’s HUD approved Consolidated and Action Plans; Community Development Block Grants (hereinafter “CDBG”) for the purpose of allowing local discretion for the determination of needs and priorities of community development and,

WHEREAS, through citizen participation workshops and in the Annual Plan, the Mayor and the Augusta, Georgia Commission, determined the needs and priorities of community as set forth below.

WHEREAS, this activity has been determined to be an eligible activity in accordance with 24 CFR 570.200 (a), and will meet one or more of the national objectives and criteria outlined in of the Housing and Urban Development regulations; and

WHEREAS, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. is the approved architect through a solicitation process to assist in the development of architectural plans for two (2) 2-bedroom apartments located at 2431 & 2433 Mt. Auburn Street;

WHEREAS, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. has agreed to provide services funded through this contract free from political activities, religious influences, or requirements; and

WHEREAS, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. has requested, and Augusta has approved a total of **28,375.00** in funding to perform eligible activities as described in Article I; below:

NOW, THEREFORE, the parties of this Agreement for the consideration set forth below, do here and now agree to the following terms and conditions:

ARTICLE I. GENERAL CONDITIONS

A. General Compliance

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agree(s) to comply with all Federal, state and local laws, regulations, and policies governing the funds provided under this contract. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. Independent Architect and/or Engineer

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall at all times remain an "independent Architect and/or Engineer" with respect to the services to be performed under this Agreement. Augusta shall be exempt from payment of any and all possible unemployment benefits as JOHNSON, LASCHOBBER & ASSOCIATES, P.C. is an independent Architect and/or Engineer.

C. Hold Harmless

To the fullest extent permitted by laws, statutes, rules and regulations, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall indemnify and hold harmless the Augusta, GA, Officers, Directors, and Employees of each and any of them from and against costs, damages, losses, and expenses, including but not limited to reasonable attorneys as awarded by a Court with Jurisdiction due to liability arising out of the services of the Architect-Engineer arising out of or resulting from performance of the work, but only to the extent caused by negligent, willful and wanton acts or omissions of the Architect and/or Engineer, its Officers, Directors, Employees, and anyone directly, or indirectly employed by them or anyone for whose acts they are liable, regardless of whether or not such claim, cost, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Paragraph.

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its Officers, Directors, and Employees (collectively, Client) against damages, liabilities, and costs arising from the negligent acts of JOHNSON, LASCHOBBER & ASSOCIATES, P.C. in the performance of professional services under this Agreement to the extent that JOHNSON, LASCHOBBER & ASSOCIATES, P.C. is responsible for such damages or liabilities on a comparative fault basis between JOHNSON, LASCHOBBER & ASSOCIATES, P.C. and the

Client. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall not be obligated to indemnify the Client for the Client's own negligence or for the negligence of others.

D. Insurance & Bonding

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall provide, at all times, that this Agreement is in effect, Insurance with limits of not less than:

- a. Workmen's Compensation Insurance – in accordance with the laws of the State of Georgia.
- b. Public Liability Insurance – in an amount of not less than One Million (\$1,000,000) Dollars for injuries, including those resulting in death to any one person, and in an amount of not less than One Million (\$1,000,000) Dollars on account of any one occurrence.
- c. Property Damage Insurance – in an amount of not less than One Million (\$1,000,000) Dollars from damages on account of an occurrence, with an aggregate limit of One Million (\$1,000,000) Dollars.
- d. Valuable Papers Insurance – in an amount sufficient to assure the restoration of any plans, drawings, field notes, or other similar data relating to the work covered by the Project.
- e. Professional Liability Insurance – in an amount of not less than One Million (\$1,000,000) JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

E. Augusta Recognition, Ownership and Publication

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall ensure recognition of the role of Augusta in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement and preapproved by HCD prior to publication.

All drawings, reports, information, data, and other materials prepared by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. pursuant to this agreement, or future agreements as amended through the issuance of an agreed upon and signed estimate, are to be the joint property of HCD and JOHNSON, LASCHOBBER & ASSOCIATES, P.C., which have nonexclusive and unrestricted authority to release, publish or otherwise use, in whole or in part, information relating thereto, in relation to the Lee Beard ADA Area project. Any reuse without written verification or adaptation by either party for the specific purpose intended will be at the owner's sole risk and without liability or legal exposure to HCD or JOHNSON, LASCHOBBER & ASSOCIATES, P.C.. No material produced in whole or in part under this agreement may be subject to copyright or patent in the United States or in any other country without the prior written permission of HCD and JOHNSON, LASCHOBBER & ASSOCIATES, P.C..

F. Amendments

Augusta or JOHNSON, LASCHOBBER & ASSOCIATES, P.C. may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in

writing, signed by a duly authorized representative of each organization, and approved by the Augusta's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Augusta or JOHNSON, LASCHOBBER & ASSOCIATES, P.C. from its obligations under this Agreement.

Augusta may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the Augusta and JOHNSON, LASCHOBBER & ASSOCIATES, P.C..

Such changes, require compliance with Article 12 of Augusta's Procurement Policy and Procedures (Contract Administration and Management)

G. Completion of Architectural and Engineering Drawing

It is further agreed that JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will complete all construction repairs to the addresses listed below with corresponding finalization dates and will submit to Augusta within one-week notice of the completion of each project as described below:

ARTICLE II. SCOPE OF SERVICES

1. Scope of Services

Project Description:

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to utilize approved NSP funds to support project related costs associated with the Mt. Auburn Project. This project is a NSP activity aimed at benefiting low-to-moderate income and individuals' people by providing resources for livable neighborhoods, economic empowerment, decent housing, and infrastructure improvement. This activity involves providing architectural drawings and oversee the construction of the ADA Assessable units identified as **2431 & 2433 Mt. Auburn Street Project**. The project pertains to three, single family rental residences. Under this Agreement, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will:

Planning and Design Services:

- a. Provide Architecture and Engineering Consulting Services for the purpose of developing design drawings associated with the planned Mt. Auburn Street Project of two two-bedroom apartments to include architectural construction documents and specifications for residential permitting and execution of the project. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will provide diagrams for the mechanical, plumbing and electrical systems for the buildings to be completed design build by the General Contractor. Full engineered and sealed drawings will be included as an Additional Service.
- b. Review the project budget for construction prepared by the HCD
- c. Prepare preliminary cost estimates and cost alternatives to include documentation establishing the basis and methodology for all estimates.
- d. Meet with HCD's approved project developer to review findings, alternatives, cost estimates, and construction strategies to select optimum development on a routine basis.
- e. Prepare preliminary design work for presentation to the owner, and based on owner's

comments.

- f. Provide HCD with three (3) hard and electronic copies upon approved design.
- g. Prepare Construction Drawings and Specifications to submit to the Owner and Developer.
- h. Review shop drawings and contractor's submittals, pay application, substantial and final completion inspections.
- i. Provide as-built drawings of the completed and Owner-accepted work
- j. Prepare permit drawings for local building official comment and approvals.
- k. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall perform the necessary due diligence to complete its design to include any, measurements, building analysis and investigation, etc.
- l. Construction administration services to include regular inspection and review of the construction, bi-weekly Owner-Architect-Contractor meetings during construction.
- m. Bidding and Negotiation services as needed in bidding the work to contractors.

Upon completion of the Work, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall compile for and deliver to the Client a reproducible set of Record Documents based upon the marked-up record drawings addenda, change orders, and other data furnished by the Contractor or other third parties. These Record Documents will show significant changes made during construction. Because these Record Documents are based on unverified information provided by other parties, which JOHNSON, LASCHOBBER & ASSOCIATES, P.C. is entitled to assume will be reliable, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. cannot and does not warrant their accuracy.

Inasmuch as the remodeling and/or rehabilitation of the existing structure requires that certain assumptions be made by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. regarding existing conditions, and because some of these assumptions may not be verifiable without the Client's expending substantial sums of money or destroying otherwise adequate or serviceable portions of the structure, the Client agrees to the fullest extent permitted by law, to indemnify and hold harmless JOHNSON, LASCHOBBER & ASSOCIATES, P.C., its Officers, Directors, Employees, and Associates (collectively, JOHNSON, LASCHOBBER & ASSOCIATES, P.C.) against all damages, liabilities, or costs including reasonable attorneys' fees and defense costs out of or in any way connected with the Project, excepting only those damages, liabilities, or costs attributable to the sole negligence and willful misconduct by JOHNSON, LASCHOBBER & ASSOCIATES, P.C..

Prepare record drawings of the existing architectural, exterior façade conditions and existing electrical conditions as they relate to the exterior façade. The as-built drawings will be used for design and design presentations and will be given to the owner at the end of construction.

2. Use of Funds:

HOME funds shall be used by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for the purposes and objectives as stated in Article I, Scope of Services, of this Agreement. The use of funding for any other purpose(s) is not permitted. The following summarizes the proposed uses of funds under this Agreement based on **total material and labor cost of \$28,375.00.**

I. Profit

An amount not to exceed amount as outlined and approved in Article I. Scope of Services, Section B. Use of Funds and on the Work Write-Up, shall be paid to JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for costs identified as necessary operating time and expenses in addition to the profit accrued in the providing architectural drawings and oversee the construction of the Mt. Auburn Street Project identified as **2431 and 2433 Mt. Auburn Street**.

A. Program Location and Specific Goals to be Achieved

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall conduct project development activities and related services in its project area Lyman/Dover Area that incorporates the following boundaries: Wheeler Road, Walton Way, Weed Street, and Fleming Avenue.

B. Project Eligibility Determination

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall comply with legislation supporting community development in Sand Hills Areas to provide oversight of the operation of the Lee Beard ADA Accessible Project. Notwithstanding any other provisions of this contract, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall provide activities and services as described in the description of the project, including use of funds, its goals and objectives, tasks to be performed and a detailed schedule for completing the tasks for this project as provided in Exhibit A of this contract.

ARTICLE III. BUDGET AND METHOD OF PAYMENT

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will carry out and oversee the implementation of the project as set forth in this Agreement and agrees to perform the required services under the general coordination of the Augusta Housing and Community Development Department. In addition, and upon approval by Augusta, JOHNSON, LASCHOBBER & ASSOCIATES, P.C., may engage the services of outside professional services Consultants and Architect and/or Engineers to help carry out the program and projects.

A. Augusta shall designate and make NSP funds available in the following manner:

1. For invoicing, through the Neighborly Software System, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will include documentation showing proof of completion of work in accordance with the amount requested, inspected, and accepted by HCD.
2. HCD will monitor the progress of the project and JOHNSON, LASCHOBBER & ASSOCIATES, P.C.'s performance on a weekly bi-weekly basis with regards to the production design plans.
3. Upon the completion of this Agreement, any unused or residual funds remaining shall revert to Augusta and shall be due and payable on such date of the termination and shall be paid no later than thirty **(30) days** thereafter.
4. This Agreement is based upon the availability of funding under the Mt. Auburn Street Project. Should funds no longer be available, it is agreed to by both parties that this contract shall be terminate.

B. Project Financing

HCD will provide an amount not to exceed the actual architecture/engineering design costs related to the providing architectural drawings and oversee the construction of the Mt. Auburn Street Project identified as **2431 and 2433 Mt. Auburn Street**.

All funding is being provided as payment for services rendered as per this Agreement.

C. Timetable for Completion of Project Activities

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall be permitted to commence with the expenditure of NSP funds as outlined in said Agreement upon procurement of an architectural/engineering JOHNSON, LASCHOBBER & ASSOCIATES, P.C. in accordance with its policies and procedures; and approval of a detailed outline of project expenditures anticipated for the completion of the project within 60 days of said property identified as providing architectural drawings and oversee the construction of the Lyman Street Duplexes and Redevelopment Project identified as **2431 and 2433 Mt. Auburn Street**.

ARTICLE IV. TERM OF CONTRACT

The term of this Agreement shall commence on the date when this Agreement is executed by Augusta and JOHNSON, LASCHOBBER & ASSOCIATES, P.C. (whichever date is later) and shall end at the completion of all program activities, within the time specified in Article II.C, or in accordance with

ARTICLE V. DOCUMENTATION AND PAYMENT

- A. This is a pay-for-performance contract and in no event shall Augusta provide advance funding to JOHNSON, LASCHOBBER & ASSOCIATES, P.C., or any associates hereunder.
- B. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall not use these funds for any purpose other than the purpose set forth in this Agreement.
- C. Subject to JOHNSON, LASCHOBBER & ASSOCIATES, P.C.'s compliance with the provisions of this Agreement, Augusta agrees to reimburse all budgeted costs allowable under federal, state, and local guidelines.
- D. All purchases of capital equipment, goods and services shall comply with the procurement procedures of Super Circular A-110 "Uniform Administrative Requirements for Grant Agreements with Institutions of Higher Education, Hospitals and Other Non-Profit Organizations" as well as the procurement policy of Augusta.
- E. Requests by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for payment shall be accompanied by proper documentation and shall be submitted to HCD, transmitted by a cover memo, for approval no later than thirty (30) calendar days after the last date covered by the request. For purposes of this section, proper documentation includes: Updated Exhibit A.
- F. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall maintain an adequate financial system and internal fiscal controls.

- G. Unexpended Funds: Unexpended funds shall be retained by Augusta. Upon written request, Augusta may consider the reallocation of unexpended funds to eligible projects proposed by JOHNSON, LASCHOBBER & ASSOCIATES, P.C..
- H. The terms of this Agreement supersede any and all provisions of the Georgia Prompt Pay Act.

ARTICLE VI. ADMINISTRATIVE REQUIREMENTS

Conflict of Interest

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will comply with the provisions of the applicable HUD regulations of 24 C.F.R. Parts 84, 85, and 570.611, sections 2-2-121, 2-2-201, 7-3-4256, 7-3-4367, 7-5-2106, 7-5- 4109, Super Circular A-110 and Super Circular A-102 and Article 3 of Augusta's Policy and Procedure (Ethics in Public Procurement), (as applicable) regarding the avoidance of conflict of interest.

No officer or employee of the local jurisdiction or its designees or agents, no member of the governing body, and no other public official of the locality who his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed. Further, the Contractor shall cause to be incorporated in all subcontracts the language set forth in this paragraph prohibiting conflict of interest.

No member of or delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this contract if made with a corporation for its general benefit.

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. covenants that it presently has no interest and will not acquire any interest, direct or indirect, in the NSP project that would conflict in any manner or degree with the performance of its services hereunder. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. further covenants that, in the performing this Contract, it will employ no person who has any such interest.

ARTICLE VII. OTHER REQUIREMENTS

- A. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees that it will conduct and administer activities in conformity with Pub. L. 88-352, "Title VI of the Civil Rights Act of 1964", and with Pub. L. 90-284 "Fair Housing Act" and that it will affirmatively further fair housing. One suggested activity is to use the fair housing symbol and language in JOHNSON, LASCHOBBER & ASSOCIATES, P.C.'s publications and/or advertisements. (24 CFR 570.601).

- B. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to comply with 24CFR Part I, which provides that no person shall be excluded from participation in this project on the grounds of race, color, national origin, or sex; or be subject to discrimination under any program or activity funded in whole or in part with federal funds made available pursuant to the Act.
- C. No person employed in the work covered by this contract shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer. (24 CFR 570.603)
- D. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees that in accordance with the National Environmental Policy Act of 1969 and 24 CFR Part 58, it will cooperate with Augusta/HCD in complying with the Act and regulations, and that no activities will be undertaken until notified by Augusta/HCD that the activity is in compliance with the Act and regulations. Prior to beginning any project development activity, an environmental review must be conducted by HCD pursuant to (24 CFR 570.604).
- E. Consistent with the Flood Disaster Protection Act of 1973 (42 USC 4001-4128), JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees that funds shall not be expended for acquisition or construction in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards (representing the 100-year floodplain). Exceptions will be made if the community is participating in the National Flood Insurance Program or less than a year has passed since FEMA notification and flood insurance has been obtained in accordance with section 102(a) of the Flood Disaster Protection Act of 1973.
- F. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to take all reasonable steps to minimize displacement of persons as a result of assisted activities. Any such activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the Housing and Community Development Act of 1974 (24 CFR 570.606).
- G. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to comply with Executive Order 11246 and 12086 and the regulations issued pursuant thereto (41 CFR 60) which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will in all solicitations or advertisements for employees placed state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin or familial status.
- H. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or familial status. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will take appropriate action to ensure that applicants are employed, and that employees are treated fairly during employment, without regard to their race, color, religion, sex, national origin or familial status. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or advertising; lay-off or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by Augusta setting forth the provisions of this nondiscrimination clause

- I. In accordance with Section 570.608 of the CDBG Regulations, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to comply with the Lead Based Paint Poisoning Prevention Act pursuant to prohibition against the use of lead-based paint in residential structures and to comply with 24 CFR 570.608 and 24 CFR 35 with regard to notification of the hazards of lead-based paint poisoning and the elimination of lead-based paint hazards.
- J. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to comply with 24 CFR 570.609 with regards to the direct or indirect use of any JOHNSON, LASCHOBBER & ASSOCIATES, P.C. during any period of debarment, suspension or placement in ineligibility status. No contract will be executed until such time that the debarred, suspended or ineligible JOHNSON, LASCHOBBER & ASSOCIATES, P.C. has been approved and reinstated by HCD.
- K. In accordance with 24 CFR part 24, subpart F, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to administer a policy to provide a drug-free workplace that is free from illegal use, possession or distribution of drugs or alcohol by its beneficiaries as required by the Drug Free Workplace Act of 1988.
- L. Any publicity generated by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for the project funded pursuant to this Agreement, during the term of this Agreement or for one year thereafter, will make reference to the contribution of Augusta, Georgia in making the project possible. The words "Augusta Georgia Housing and Community Development Department" will be explicitly stated in any and all pieces of publicity; including but not limited to flyers, press releases, posters, brochures, public service announcements, interviews, and newspaper articles.
- M. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall comply with all applicable laws, ordinances and codes of the federal, state, and local governments and shall commit no trespass on any public or private property in performing any of the work embraced by this contract. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to obtain all necessary permits for intended improvements or activities.
- N. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall not assign any interest in this contract or transfer any interest in the same without the prior written approval of Augusta.
- O. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall comply with the Davis Bacon Act 1931.
- P. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by Augusta setting forth the provisions of this nondiscrimination clause. Except as prohibited by law or the March 14, 2007 Court Order in the case Thompson Wrecking, Inc. v. Augusta, Georgia, Civil Action No. 1:07-CV-019 (S.D. GA 2007). **ANY LANGUAGE THAT VIOLATES THIS COURT ORDER IS VOIDABLE BY THE AUGUSTA GOVERNMENT.** JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to comply with any federally mandated requirements as to minority and women owned- business enterprises.
- Q. All Architect and/or Engineers and sub-Architect and/or Engineers entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. All Architect and/or Engineers

and sub-Architect and/or Engineers must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. All Architect and/or Engineers shall further agree that, should it employ or contract with any associates in connection with the physical performance of services pursuant to its contract with Augusta, Georgia JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will secure from such sub-Architect and/or Engineers each sub-Architect and/or Engineer's E-Verify number as evidence of verification of compliance with O.C.G.A. §13-10-91 on the associates affidavit provided in Rule 300-10-01-.08 or a substantially similar form. All Architect and/or Engineers shall further agree to maintain records of such compliance and provide a copy of each such verification to Augusta, Georgia at the time the sub-Architect and/or Engineers are retained to perform such physical services.

- R. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees that low-and-moderate income persons reside within Augusta-Richmond County and that contract for work in connection with the project be awarded to eligible businesses which are located in or owned in substantial part by persons residing in Augusta-Richmond County. (24 CFR 570.697) **Utilization of Architect and/or Engineers and/or sub-Architect and/or Engineers outside of the Augusta-Richmond County area is not desirable.**
- S. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees to comply with the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR part 146 and the prohibitions against otherwise qualified individuals with handicaps under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. For purposes of the emergency shelter grants program, the term dwelling units in 24 CFR Part 8 shall include sleeping accommodations.
- T. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will not discriminate against any employee or applicant for employment on the basis of religion and will not give preference of persons on the basis of religion. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will not discriminate against any person applying for shelter on the basis of religion. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing and exert no religious influence in the provision of shelter and other eligible activities funded by this grant.
- U. Indirect costs will only be paid if JOHNSON, LASCHOBBER & ASSOCIATES, P.C. has indirect cost allocation plan approved by the Department of Housing and Urban Development prior to the execution of this Contract.
- V. HCD shall not approve any travel or travel related expenses to JOHNSON, LASCHOBBER & ASSOCIATES, P.C. with funds provided under this contract.
- W. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. represents and warrants that it and its design team are not debarred, suspended, or placed in ineligibility status under the provisions of Article 8 of Augusta's Procurement Policy and Procedures (Suspension or Debarment of

Bidder or Proposer Policy) and the 24 CFR 570.609 (government debarment and suspension regulations).

- X. Salaries of personnel performing work under this Contract shall be paid unconditionally and not less often than once a month without payroll deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the "Anti-Kickback Act" of June 13, 1934 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; Title 18 U.S.C. 874; and Title 40 U.S.C. 276c). JOHNSON, LASCHOB & ASSOCIATES, P.C. shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this contract to insure compliance by the subcontractors with such regulations, and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof. As well as the requirements of Article 3, Section 1-10-28 of Augusta's Policy and Procedures (Authority and responsibility of procurement director).
- Y. JOHNSON, LASCHOB & ASSOCIATES, P.C. certifies, to the best of their knowledge and belief that:
No federally appropriated funds have been paid or will be paid, by or on behalf of the contractor, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- Z. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions

JOHNSON, LASCHOB & ASSOCIATES, P.C. shall put forth reasonable, professional efforts to comply with applicable laws, codes, and regulations in effect as use of the date of (execution of this Agreement, submission to building authorities, or other appropriate date). Design changes made necessary by newly enacted laws, codes, and regulations after this date shall entitle JOHNSON, LASCHOB & ASSOCIATES, P.C. to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provisions of this Agreement.

ARTICLE X. SUSPENSION AND TERMINATION

- A. In the event JOHNSON, LASCHOB & ASSOCIATES, P.C. materially fails to comply with any terms of this Agreement, including the timely completion of activities as described in the timetable and/or contained in ARTICLE II.C, Augusta may withhold cash payments until JOHNSON, LASCHOB & ASSOCIATES, P.C. cures any breach of the Agreement. If JOHNSON, LASCHOB & ASSOCIATES, P.C. fails to cure the breach, Augusta may suspend or terminate the current award of funds. JOHNSON, LASCHOB & ASSOCIATES, P.C. will not be eligible to receive any other funding.

- B. Notwithstanding the above, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall not be relieved of its liability to Augusta for damages sustained as a result of any breach of this Agreement. In addition, to any other remedies it may have at law or equity, Augusta may withhold any payments to JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for the purposes of offsetting the exact amount of damages once determined.
- C. In the best interest of the project and to better serve the people in the target areas and fulfill the purposes of the Lyman/Dover Revitalization project, either party may terminate this Agreement upon giving **thirty (30) day notice** in writing of its intent to terminate, stating its reasons for doing so. In the event Augusta terminates this Agreement, Augusta shall pay JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for documented committed eligible costs incurred prior to the date of notice of termination.
- D. Notwithstanding any termination or suspension of this Agreement, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall not be relieved of any duties or obligations imposed on it under this Agreement with respect to Community Development Block Grant financing funds previously disbursed or income derived therefrom.
- E. To the extent that it does not alter the scope of this Agreement, Augusta, GA may unilaterally order a temporary stopping of the work or delaying of the work to be performed by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. under this contract.

ARTICLE XI. NOTICES

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice shall remain such until it shall have been changed by written notice.

Augusta will receive all notices at the address indicated below:

Office of the Administrator
 ATTN: Garnett L. Johnson., Mayor
 Municipal Building
 535 Telfair Street, Suite 200
 Augusta, Georgia 30901

With copies to:

Augusta Housing and Community Development Department
 ATTN: Charles Jackson, Interim Director
 510 Fenwick Street
 Augusta, Georgia 30901
 and
 Johnson, Laschober & Associates, PC.
 1296 Broad Street
 P.O. Box 2103
 Augusta, Georgia. 30903

ARTICLE XII. INDEMNIFICATION

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will at all times hereafter indemnify and hold harmless Augusta, its officers, and employees, against any and all claims, losses, liabilities, or damages, including reasonable attorney fees if awarded by a Court with proper jurisdiction due to legal liabilities of JOHNSON, LASCHOBBER & ASSOCIATES, P.C., resulting from injuries or damages sustained by any person or persons, corporation or property, to the extent caused by the negligent performance of JOHNSON, LASCHOBBER & ASSOCIATES, P.C. under this Agreement. By execution of this Agreement, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. specifically consents to jurisdiction and venue in the Superior Court of Richmond County, Georgia and waives any right to contest jurisdiction or venue in said Court.

Should it become necessary to determine the meaning or otherwise interpret any work, phrase or provision of this Agreement, or should the terms of this Agreement in any way be the subject of litigation in any court of laws or equity. It is agreed that the laws of the State of Georgia shall exclusively control the same.

The parties hereto do agree to bind themselves, their heirs, executors, administrators, trustees, successors and assigns, all jointly and severally under the terms of this Agreement.

ARTICLE XIII. PRIOR AND FUTURE AGREEMENTS

This Document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. Augusta is not obligated to provide funding of any kind to JOHNSON, LASCHOBBER & ASSOCIATES, P.C. beyond the term of this Agreement.

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. for the purpose of securing business and that JOHNSON, LASCHOBBER & ASSOCIATES, P.C. has not received any non-Augusta fee related to this Agreement without the prior written consent of Augusta. For breach or violation of this warranty, Augusta shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement prices of consideration the full amount of such commission, percentage, brokerage, or contingent fee.

ARTICLE XIV. LEGAL PROVISIONS DEEMED INCLUDED

Each and every provision of any law or regulations and clause required by law or regulation to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included herein and if, through mistake or otherwise, any such provision is not inserted or is not correctly inserted, then upon application of either party this Agreement shall forthwith be amended to make such insertion.

ARTICLE XV. DISCLAIMER

Any and all language in this Agreement pertaining to HUD regulations and/or the utilizations of HOME funding is deemed voidable when utilizing Community Development Block Grant funds in its entirety. However, if there are any federal funds utilized by this project, this Agreement will be enforceable in its entirety.

ARTICLE XVI: COUNTERPARTS

This Agreement is executed in two (2) counterparts – each of which shall be deemed an original and together shall constitute one and the same Agreement with one counterpart being delivered to each party hereto.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above.

ATTEST: AUGUSTA, GEORGIA
(Grantee)

Approved as to Form By (please initial here):

By: _____
Augusta, GA Law Department

By: _____
Garnett L. Johnson, as its Mayor

Date: _____

Date: _____

By: _____
Tameka Allen, as its City Administrator

By: _____
Charles Jackson, as its Interim Director

Date: _____

Date: _____

Affix Seal Here:

By: _____
Lena Bonner, as its Clerk of Commission

ATTEST: Johnson, Laschober & Associates, P.C.
(Sub-recipient)

By: _____
AS Its:

Date: _____

By: _____

Date: _____

Witness

SEAL

EXHIBIT A**PROJECT SCHEDULE OF COMPLETION**

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall prepare and submit for Client approval "A" Schedule for the Performance of JOHNSON, LASCHOBBER & ASSOCIATES, P.C.'s services. This schedule shall include reasonable allowances for review and approval times required by the Client, performance of services by the Client's JOHNSON, LASCHOBBER & ASSOCIATES, P.C.s, and review and approval times required by public authorities having jurisdiction over the Project. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project requested by the Client, or for delays or other causes beyond JOHNSON, LASCHOBBER & ASSOCIATES, P.C.'s reasonable control.

APPENDIX 1
Statutes: (Available on Request)

Super Circular A-110 - Uniform Administrative Requirements for Grants and Agreement with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations

Super Circular A- 122 - Cost Principles for Non-Profit Organizations

Super Circular A-133 - Audits of Institutions of Higher Education & other Non-Profit Institutions

40 USC 276 Davis-Bacon Act

40 USC 327 Contract Work Hours and Safety Standard Act

Lead Based Paint Poisoning Prevention Act

Augusta-Richmond County Procurement Policy

APPENDIX 2
ARCHITECTURAL AND/OR ENGINEER REQUIREMENTS

1. All construction projects shall comply with Federal, State, and local codes and ordinances, including, but not limited to, the following:
 - A. All work shall be in compliance with the International Building Code current edition of National Electric Code, International Plumbing and Mechanical Code, and ADA 2010 Guidelines.
 - B. Georgia Energy Code International Energy Conservation Code (IECC-2015).
 - C. Williams-Steiger Occupational Safety and Health Act of 1970, Public Law 91-596.
 - D. Part 1910 – Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 202, October 18, 1972).
 - I. Part 1926 - Safety and Health Regulations for Construction, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 243, December 16, 1972).
 - J. Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).
2. Rehabilitation Standards. All rehabilitation work will comply with the "Uniform Physical Condition Standards for HUD Housing." Workmanship and material standards will comply with the Augusta-Richmond County Housing & Community Development Department Architect and/or Engineers Manual and Performance Standards. A copy of this manual is provided to every JOHNSON, LASCHOBBER & ASSOCIATES, P.C. when included on the HCD Approved Architect and/or Engineers List. A copy is enclosed for inclusion.
3. Inspections. All projects will be inspected and approved by an HCD Construction and Rehabilitation Inspector or HCD's agent prior to release of the funds for that project.
4. It is recognized that the Client has certain obligations under local, state, and federal accessibility laws and regulations that could affect the design of the Project. It is further recognized that federal accessibility laws and regulations are not part of, or necessarily compatible with, state or local laws, codes, and regulations governing construction. Consequently, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. will be unable to make recommendations or professional determinations that will ensure compliance with the federal accessibility laws and regulations, and JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall, accordingly, not have any liability to the Client in connection with same. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. strongly advises the Client to obtain appropriate legal and financial counsel with respect to compliance with the appropriate disability access laws.
5. The Client acknowledges that it has been advised by JOHNSON, LASCHOBBER & ASSOCIATES, P.C. to retain a JOHNSON, LASCHOBBER & ASSOCIATES, P.C. (Accessibility JOHNSON, LASCHOBBER & ASSOCIATES, P.C.) to review the project plans, specifications, and construction for compliance with the Americans with Disability Act, the Fair Housing Act, and other federal, state, and local accessibility laws, rules, codes, ordinances, and regulations (hereinafter referred to as "Accessibility Issues").

6. If Client fails to retain an Accessibility, HCD, the Client agrees to release, defend, indemnify, and hold harmless JOHNSON, LASCHOBBER & ASSOCIATES, P.C., its officers, directors, employees, and associates (collectively, JOHNSON, LASCHOBBER & ASSOCIATES, P.C.) from any claim, damages, liabilities, or costs arising out of or in any way connected with Accessibility Issues.
7. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall exercise usual and customer professional care in its effort to comply with applicable laws, codes, and regulations in effect as of the date_____. Design changes made necessary by newly enacted laws, codes, and regulations after this date shall entitle JOHNSON, LASCHOBBER & ASSOCIATES, P.C. to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provisions of this Agreement.
8. In the event of a conflict between laws, codes, and regulations of various environmental entities having jurisdiction over this Project, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. shall notify the Client of the nature and impact of such conflict.

APPENDIX 3
JOHNSON, LASCHOBBER & ASSOCIATES, P.C. ACKNOWLEDGEMENT

JOHNSON, LASCHOBBER & ASSOCIATES, P.C. acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioner and approval of the Mayor. Under Georgia law, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of Architect and/or Engineer's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that JOHNSON, LASCHOBBER & ASSOCIATES, P.C. may be precluded from recovering payment for such unauthorized goods or services. Accordingly, JOHNSON, LASCHOBBER & ASSOCIATES, P.C. agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if JOHNSON, LASCHOBBER & ASSOCIATES, P.C. provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by JOHNSON, LASCHOBBER & ASSOCIATES, P.C.. JOHNSON, LASCHOBBER & ASSOCIATES, P.C. assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized including, without limitation, all remedies at law or equity. This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts.

Johnson, Laschober & Associates, P.C.



ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

FEE AGREEMENT

PROPOSAL #: 2024-098

DATE: 04/09/2024

TO: LaSandra Corley
Housing and Community
Development
510 Fenwick St.

Augusta, GA 30901

Revised: 12/10/2024

SENT BY: ☐ PHONE
☐ FAX
☒ EMAIL lcorley@augustaga.gov

RE: Architectural Services for construction drawings for two (2) 2-bedroom apartments

BY: Watson Lee Dorn, III, AIA

TIME FRAME: TBD

FEE ARRANGEMENT: DESIGN TWO, 2-Bedroom Condominium Homes and provide bid and
Construction Administration Services = \$28,375

LOCATION: 2431-2433 Mt. Auburn Street, Augusta, GA 30904

SCOPE OF SERVICES:

JLA appreciates the opportunity to provide professional Architectural/Engineering (A/E) Design Services for the two-bedroom condominium to be constructed on the existing site on Mt. Auburn Street in Augusta Georgia. This site currently has existing condominium homes that are separated by masonry firewalls. The plans for the new 2-bedroom units will be to replace the two 2-bedroom units that were destroyed by fire. It is the intent of the design to match the character and layout of the existing units within the complex. The units will consist of two bedrooms, a bathroom, a living area, a kitchen, a laundry room, and storage room. The existing exterior masonry walls will remain, with all wood framing stud walls that were fire damaged to be removed and replaced with new structural lumber. All existing windows to be removed and replaced. It is the intent to utilize the existing concrete slab to support the new home layouts. As such, JLA will be required to provide as-built drawings of the existing conditions. As part of the construction, it will be required to clean and prepare the slab and existing masonry walls to accept new floor and wall finishes. It is our understanding that Housing and Community Development (HCD) is looking for full design and construction administration services for this project.

This project scope is being amended as a result of additional damage sustained at the property during Hurricane Helene. After a site visit it was determined that the exterior walls of the structure that were originally to remain have signs of damage due to high wind loading and the interior masonry unit separation wall had completely collapsed. This proposal is being revised to include demolition of damaged exterior walls, complete replacement of those exterior bearing walls, and replacement of the interior masonry unit separation wall as an addition to the previously outlined scope of work.

Our services will include one round of responses to building department comments. Deliverables will be Architectural, Structural, Plumbing, Mechanical and Electrical drawings. Civil and Landscape design is not provided but can be for a negotiated fee.

Anticipated list of drawings:

Architectural:

Cover Sheet

Architectural Site Plan (Showing setbacks, driveway and building location)

Code Review

Architectural Floor Plans

Building Elevations

Wall Sections

Finish Schedule and Notes

Structural:

Roof Framing plan

Notes and Details

Plumbing:

Plumbing Layout Plan

Plumbing Schedules and notes

Mechanical:

HVAC Layout Plan

HVAC Schedules and Notes

Electrical:

Power Layout Plan

Lighting Layout Plan

Electrical Notes, Details

JLA reserves the right to combine the above plan information on drawings where appropriate. Any Owner initiated changes in scope, following the initial submittal to local authorities for approval that requires a re-submittal for approval will be considered an additional service and will be billed at JLA standard hourly rates. Project specifications will be included on the drawings.

SPECIAL CONDITIONS:

- Owner will provide to JLA site plat/topo drawings to include in our permit package submittal to the permitting authority.
- Bid Phase and Construction Phase services are included in the lump sum fee.
- Construction administration services will include one (1) site visit per month of construction to accommodate processing of applications for payment. It is anticipated that construction duration will be six (6) months. If additional site visits are required or requested, they will be provided at JLA standard hourly rates.
- JLA will submit to the Augusta Planning Department the plans required for permitting/construction.
- A sprinkler system is not anticipated at this time. However, if during the initial design and code compliance review it is deemed necessary for this facility, JLA will provide these services for an additional fee.
- Civil Engineering is not included in this proposal, but if required can be provided for a negotiated fee.
- Structural Engineering is included in this proposal, as a requirement for building permitting as required by Augusta Planning Department.
- Printing of documents, mailing and any permit plan review fees necessary on this project will be billed as a reimbursable expense.

Terms and Conditions

Item 6.

Johnson, Laschober & Associates P.C. (JLA) shall perform the services outlined in this agreement for the stated fee agreement.

Access to Site -- Unless otherwise stated, JLA will have access to the site for activities necessary for the performance of the services. JLA will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

Fee -- The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments -- Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and JLA may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Indemnifications -- The Client shall indemnify and hold harmless JLA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except JLA) or anyone for whose acts any of them may be liable.

Hidden Conditions -- A hidden condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If JLA has reason to believe that such a condition may exist JLA shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) JLA has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, JLA shall not be responsible for the existing condition nor any resulting damages to persons or property.

Risk Allocation -- In recognition of the relative risks, rewards and benefits of the project to both the Client and JLA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JLA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of JLA's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to JLA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Jobsite Safety -- Neither the professional activities of JLA, nor the presence of JLA or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. JLA and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, JLA, and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Termination of Services -- This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay JLA for all services, rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents -- All documents produced by JLA under this agreement shall remain the property of JLA and may not be used by this Client for any other endeavor without the written consent of JLA.

Applicable Law -- Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of JLA.

Offered by Johnson, Laschober & Associates, P.C.:

Accepted by **LaSandra Corley**:

(signature)

(signature)

Watson Lee Dorn, III, AIA / Partner
(printed name/title)

(printed name/title)

Billing Address: _____

(executed agreement date)



Administrative Services Committee Meeting

Meeting Date: 07/29/2025

HCD_ Antioch Ministries HOME Funding Request

Department:	Augusta, Ga. Housing and Community Development (HCD) Department
Presenter:	Charles Jackson (HCD Director) and/or HCD Staff
Caption:	Motion to approve Housing and Community Development Department's (HCD's) request to provide funding to Antioch Ministries, Inc. for the development of two (2) single-family units identified as 1421 & 1423 Brown Street within Laney Walker/Bethlehem to be sold to a low-income homebuyer.
Background:	<p>Antioch Ministries, Inc., a 501(c)(3) nonprofit organization, was founded in 1992, and since that time, has been successful in the redevelopment of Augusta's inner-city neighborhoods.</p> <p>HCD is requesting:</p> <ul style="list-style-type: none"> • 1421 & 1423 Brown Street, Augusta, GA 30901: 50% partnership request associated with the cost of construction of two (2) single family affordable units • \$98,614.02 at %50% of the construction cost per unit
Analysis:	Approval of the contract will allow the partnership to construct (2) single family units identified as 1421 & 1423 Brown Street within Laney Walker/Bethlehem.
Financial Impact:	HCD will utilize Home Investment Partnership (HOME) received through its annual allocation from Housing and Urban Development in the amount of \$197,228.04 to assist in the construction of two (2) single family affordable housing units.
Alternatives:	Do not approve HCD's Request.

Recommendation:	Motion to approve Housing and Community Development Department's (HCD's) request to provide funding to Antioch Ministries, Inc. for the development of two (2) single-family units identified as 1421 & 1423 Brown Street within Laney Walker/Bethlehem to be sold to a low-income homebuyer.
Funds are available in the following accounts:	Housing and Urban Development (HUD) Funds: HOME Investment Partnership Grant (HOME) funds. HOME Funds: 22107 3212
<u>REVIEWED AND APPROVED BY:</u>	Procurement Finance Law Administrator Clerk of Commission

CONTRACT

Between

AUGUSTA, GEORGIA

And

ANTIOCH MINISTRIES, INC.

In the amount of

\$98,614.02**Ninety-Eight Thousand Six Hundred Thirty-Seven and 21/100**For Fiscal Year **2024**

Providing Funding From

HOME INVESTMENT PARTNERSHIPS PROGRAM***1421 Brown Street– Single Family”***

THIS AGREEMENT (“*Contract*”), is made and entered into as of the ____ day of ____, 2025 (“*the effective date*”) by and between Augusta, Georgia, a political subdivision of the State of Georgia, acting through the Housing and Community Development Department (hereinafter referred to as “*HCD*”) – with principal offices at 510 Fenwick , Augusta, Georgia 30901, as party of the first part (hereinafter called “*Augusta*”), and Antioch Ministries, Inc., a developer, organized pursuant to the Laws of the State of Georgia (hereinafter called “*AMI.*”) as party in the second part.

WITNESSETH

WHEREAS, Augusta is qualified by the U.S. Department of Housing and Urban Development (hereafter called HUD) as a HOME Program Participating Jurisdiction, and Augusta has received HOME Investment Partnerships Act (hereinafter called HOME or the HOME Program) funds from HUD for the purpose of providing and retaining affordable housing for eligible families; as defined by HUD; and

WHEREAS, Antioch Ministries, Inc. will be involved in HOME eligible activities; and

WHEREAS, Augusta wishes to increase homeownership opportunities and preserve and increase the supply of affordable housing for HOME Program eligible low- and moderate-income families through eligible uses of its HOME Program grant funds, as described in the Augusta-Richmond County Consolidated Plan 2020-2024; and the Year 2024 Annual Action Plan; and

WHEREAS, Augusta wishes to enter into a contractual agreement with Antioch Ministries, Inc. for the administration of HOME eligible affordable housing development activities; and

WHEREAS, this activity has been determined to be an eligible HOME activity according to 24 CFR 92.504(c)(13), and will meet one or more of the national objectives and criteria outlined in Title 24 Code of Federal Regulations, Part 92 of the Housing and Urban Development Regulations.

WHEREAS, Antioch Ministries, Inc. has agreed to provide services funded through this contract free from political activities, religious influences, or requirements; and

WHEREAS, Antioch Ministries, Inc. agrees to complete all predevelopment activities and provide HCD with copies of plans and work write up prior to Notice to Proceed

WHEREAS, it is the responsibility of Antioch Ministries to understand the HOME rules and regulation as outlined in Title 24 Code of Federal Regulations, Part 92 of the Housing and Urban Development

WHEREAS, Antioch Ministries, Inc. has requested, and Augusta has approved a total of **\$98,614.02** in HOME funds to perform eligible activities as described in Article I below;

NOW, THEREFORE, the parties of this agreement for the consideration set forth below, do here and now agree to the following terms and conditions:

ARTICLE I. SCOPE OF SERVICES

A. Scope of Services

a. Project Description

Antioch Ministries, Inc. agrees to utilize approved HOME funds to support project-related costs associated with property located at 1421 Brown Street, one (1) single family unit to be constructed and sold to an eligible low-income buyer. This project is an affordable housing effort which involves development and construction. Under this agreement:

- i. Perform new construction services for a single-family unit.*
- ii. Will participate in bi-weekly construction meetings.*

- iii. *Perform all required and requested marketing and advertising activities; in accordance with “Fair Housing” regulations*
- iv. *Antioch will be responsible for the upkeep, maintenance and utilities of the unit until sold*
- v. *All projects are to possess the following components:*
 - 1. Evidence of additional financing resources “Leveraging”
 - 2. Evidence of Site Control
 - 3. At the time of sales, evidence that a qualified homebuyer has been identified, received and completed a comprehensive home buying education course(s) and pre-purchase housing counseling program, prior to the completion of the assigned home.
 - 4. If at the time of construction, there is no approved homebuyer, ANTIOCH MINISTRIES, INC. must utilize the services of a licensed Realtor to market and sale the unit.

B. Use of Funds

HOME Program funds shall be used by Antioch Ministries, Inc. for the purposes and objectives stated in Article I, Scope of Services, and Exhibit “A” of this Agreement. The use of HOME funds for any other purpose(s) is not permitted. The following summarizes the proposed uses of funds under this agreement:

a. Construction Costs

An amount not to exceed **\$98,614.02** in HOME funds shall be expended by Antioch Ministries, Inc. from Year 2024 HOME Program funds for construction costs related to the development of one (1)) single-family unit at 1421 Brown Street in the Laney Walker-Bethlehem community. The design and specifications must be approved by HCD prior to construction (Exhibit A). Funds will be used to assist with the cost of all construction-related fees. Sales price will be determined by an as-built appraisal as submitted by ANTIOCH MINISTRIES, INC. This unit will be constructed by Antioch Ministries, Inc. and made available for purchase by the HOME Program’s eligible low- and-moderate-income homebuyers.

The address for this project is:

- i. 1421 Brown Street, Augusta, Georgia 30901

Initial: _____

C. Program Location and Specific Goals to be Achieved

Antioch Ministries, Inc. shall conduct project development activities and related services in its project area known as Laney Walker-Bethlehem that incorporates the following boundaries: Laney-Walker Blvd., Twiggs Street, Walton Way, R. A. Dent Blvd., and Wrightsboro Road, and its designated geographic boundaries approved by AHCD.

D. Project Eligibility Determination

It has been determined that the use of HOME Program funds by Antioch Ministries, Inc. will be in compliance with 24 CFR Part 92. The project has been underwritten and reviewed in accordance with underwriting standards and criteria of Augusta and the amount of subsidy provided is appropriate. Notwithstanding any other provisions of this contract, Antioch Ministries, Inc. shall provide activities and services as described in the description of the project, including use of funds, its goals and objectives, tasks to be performed and a detailed schedule for completing the tasks for this project as provided in Exhibit A of this contract. ANTIOCH MINISTRIES, INC. will comply with § 92.300(a)(1) & §92.300(a)(2)

ARTICLE II. BUDGET AND METHOD OF PAYMENT

Antioch Ministries, Inc. will be compensated in accordance with this Article II, Budget and Method of Payment, that specifically identifies the use of HOME funds and any other project funding as represented in Article II. C. 2 of this Agreement. Antioch Ministries, Inc will carry out this project with implementation oversight provided by HCD. Antioch Ministries, Inc. agrees to perform the required services under the general coordination of HCD. In addition, and upon approval by Augusta, Antioch Ministries Development Corp., may engage the services of outside professional services, consultants, and contractors to help carry out the program and project.

A. Funds

Augusta shall designate and make HOME Program funds available in the following manner: **\$98,614.02** loan under this agreement for project expenses incurred as outlined in ARTICLE I, Scope of Services, subject to Antioch Ministries, Inc. compliance with all terms and

conditions of this agreement and the procedures for documenting expenses and activities as set forth in ARTICLE V.

- a. The method of payment shall be on a reimbursement basis. The Reimbursement Form can find in Appendix B. For invoicing, Antioch Ministries, Inc. will include documentation showing proof of payment in the form of a cancelled check attached with its respective invoice and completed reimbursement form that includes amount requested, amount remaining and specific line-item names that relate to the contract budget found in Appendix A.
- b. HCD will monitor the progress of the project and Antioch Ministries, Inc. performance on a weekly basis with regards to the production and overall effectiveness of the project.
- c. Antioch Ministries, Inc. and contractor will participate in bi-weekly construction meetings as set by HCD.
- d. Upon the termination of this agreement, any unused or residual funds remaining shall revert to Augusta and shall be due and payable on such date of the termination and shall be paid no later than thirty (30) days thereafter.
- e. Funds may not be transferred from line item to line item in the project budget without prior written approval of Augusta thru HCD.
- f. The use of funds described in this agreement is subject to the written approval of the U. S. Department of Housing and Urban Development.
- g. This Agreement is based upon the availability of HOME Program funds. Funds may be requested on an as needed basis but not more than once a week.

Initial: _____

B. Project Financing

HCD will fund fifty percent (50%) of the total construction costs in the amount of **\$98,614.02** of this single project and seeks to provide Antioch Ministries, Inc. with the necessary HOME Agreement.

The Augusta Housing and Community Development Department (AHCD) will fund no more than **\$98,614.02** of the total development costs of a single project, and seeks to provide the potential homebuyer with the necessary HOME funding upon receipt of the preliminary closing documents.

HCD will place a lien on the property to ensure proper proceeds are received at the sale of the property.

HCD agrees to allow ANTIOCH MINISTRIES, INC. to retain 16% of sales proceeds to further future HOME development. (Example: 1421 Brown Street sales for \$231,000.00; ANTIOCH MINISTRIES, INC. retains \$36,960.00 (16%) and pays HCD \$58,540.00)

Initial: _____

C. Timetable for Completion of Project Activities

Antioch Ministries, Inc. shall obligate the designated HOME Program funds within five months of the date of execution of this Agreement. Based on the budget outlined in D below, Antioch Ministries, Inc. will provide a detailed outline of critical project milestones and projected expenditures during the development project as Exhibit B. These documents will become an official part of the contractual agreement and provide the basis for overall project performance measurements.

a. Liquidated Damages

- i. *Antioch Ministries, Inc. shall complete this project no later than 150 Days from the effective date of the Notice To Proceed, unless otherwise approved by Interim Director of HCD. The penalty for non-completion is \$100 a day for every day over the stated deadline.*

Initial: _____

Antioch Ministries, Inc. agrees that the unit being constructed at 1421 Brown Street is under the 9-month compliance rule which refers to the timeframe allowed for selling to an eligible homebuyer within 9 months from the completion of construction. HCD/Augusta will not be responsible for providing additional funds to cover any financial obligations by the developer in the case the HOME unit does not sell. Developer will not receive final developer's fee or compensation if the unit is not sold within the allotted 9 months' requirement. This is solely the responsibility of the developer.

Initial: _____

D. Project Budget: Limitations

1. Antioch Ministries, Inc. shall be paid a total consideration of no more than **\$98,614.02** for full performance of the services specified under this Agreement. Any cost above this amount shall be the sole responsibility of Antioch Ministries, Inc. It is also understood by both parties to this contract that the funding provided under this contract for this specific project shall be the only funds provided by Augusta- unless otherwise agreed to by Augusta and Antioch Ministries Development Corp.

2. Antioch Ministries, Inc. shall adhere to the following budget in the performance of this contract:

Construction	\$ \$98,614.02
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TOTAL HOME PROJECT COST:	\$ \$98,614.02
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Initial: _____

ARTICLE III. RESALE/RECAPTURE PROVISIONS [24 CFR 92.254(5)]

The Resale/Recapture Provisions in this Article III shall ensure compliance with the HOME Program “Period of Affordability” requirements pursuant to 24 CFR 92.254(a)(4). 24 CFR 92.254 required that Augusta, its subrecipients, and CHDOs follow certain resale/recapture restrictions regarding its HOME-funded homebuyer program. Each property sold to a homebuyer will remain affordable for the duration of the affordability period or Augusta will use the recapture option.

If the eligible homebuyer (who received down payment assistance [HOME Program] or other development subsidy funds from Augusta) sells their property, then HCD shall capture the HOME funds which will ensure that the recaptured HOME Program funds are reinvested in other affordable housing in Augusta for low and moderate-income persons. This shall be accomplished through deed restrictions, property liens, and contractual obligations, as described in Article I.B of this Agreement.

ARTICLE IV: TERM OF CONTRACT

The term of this Agreement shall commence on the date when this agreement is executed by Augusta and Antioch Ministries, Inc. (whichever date is later) and shall end at the completion of all program activities, within the time specified in Article II. C. or in accordance with Article X: Suspension and Termination.

ARTICLE V: DOCUMENTATION AND PAYMENT

- A. This is a pay-for-performance contract and in no event shall Augusta provide advance funding to Antioch Ministries, Inc. or any contractor/subcontractor hereunder. All payments to Antioch Ministries, Inc. by Augusta will be made on a per performance request through the AIA Document.
- B. Antioch Ministries, Inc. shall maintain a separate account and accounting process for HOME funding sources.
- C. Antioch Ministries, Inc. shall not use these funds for any purpose other than the purpose set forth in this Agreement.
- D. Subject to Antioch Ministries, Inc. compliance with the provisions of this Agreement, Augusta agrees to reimburse all budgeted costs allowable under federal, state, and local guidelines.
- E. All purchases of capital equipment, goods and services shall comply with the procurement procedures of OMB Circular A-110 "Uniform Administrative Requirements for Grant Agreements with Institutions of Higher Education, Hospitals and other Non-Profit Organizations" as well as the procurement policy of Augusta.
- F. Requests by Antioch Ministries, Inc. for payment shall be accompanied by proper documentation and shall be submitted to HCD, transmitted by a cover memo, for approval no later than their (30) calendar days after the last date covered by the request. For purposes of this section, proper documentation includes: "Reimbursement Request Form" supplied by HCD, copies of invoices, receipts, other evidence of indebtedness, budget itemization and description of specific activities undertaken. Invoices shall not be honored if received by HCD later than sixty (60) calendar days after expiration date of Agreement. The reimbursement request form is in Appendix B.
- G. Antioch Ministries, Inc. shall maintain an adequate financial system and internal fiscal controls.
- H. Unexpended funds shall be retained by Augusta. Upon written request, Augusta may consider the reallocation of unexpended funds to eligible projects proposed by Antioch Ministries Inc.

Initial: _____

ARTICLE VI. REPAYMENT/PROGRAM INCOME

- A. Augusta will be responsible for monitoring the reuse of the proceeds.
- B. Any real property under Antioch Ministries, Inc control that was acquired or improved in whole or in part with HOME funds in excess of \$25,000 must either:
 - a. Be used to meet one of the national objectives in 24 CFR 570.208 for at least five years after the expiration of this Agreement; or
 - b. Be disposed of in a manner that results in Augusta being reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-HOME funds for acquisition of, or improvement to, the property.
- C. Any HOME funds invested in housing that does not meet the affordability requirements for the period specified in §92.252 or §92.254, as applicable, must be repaid by Antioch Ministries Inc...
- D. Any HOME funds invested in a project that is terminated before completion, either voluntarily or otherwise, must be repaid by Antioch Ministries Development Corp.
- E. If Antioch Ministries, Inc.is found to be in non-compliance with the HOME Program laws and regulations as described in 24 CFR Part 92, the organization will be required to reimburse Augusta for the funding associated with the noncompliance issues.

ARTICLE VII. RECORD KEEPING, REPORTING AND MONITORING REQUIREMENTS

Antioch Ministries, Inc. shall carry out its HOME assisted activities in compliance with all HOME Program laws and regulations described in 24 CFR Part 92 Subpart E (Program Requirements), Subpart F (Project Requirements), and Subpart H (Other Federal Requirements). These compliance activities include, but are not limited to:

- a. Maximum acquisition prices [24 CFR 92.205A.2]
- b. Maximum per unit HOME Program subsidy amount [Section 221(d)(3)]
- c. Combined affordability of assisted units
- d. Income eligibility of assisted unites
- e. Inspection of the homebuyer units to comply with HUD required Property Standards
- f. Acquisition, Displacement and Relocation Requirements [24 CFR 92.353]
- g. Environmental Review
- h. Lead-based Paint Abatement
- i. Property Value [Section 203(b) Limits]

To document low-and-moderate-income benefits required in 24 CFR 570.200(a)(2). Antioch Ministries, Inc. shall maintain records that document all clients served with HOME funds. In addition, Antioch Ministries, Inc. shall document each client's race, family size, annual household income, and whether or not the family is female headed. Augusta shall supply "Income Verification" forms which, when completed by those clients served by Antioch Ministries Development Corp., shall provide the information and verification described above.

Antioch Ministries, Inc. shall prepare and submit reports relative to this project to Augusta at Augusta's request. Augusta shall supply Antioch Ministries, Inc. with the following report forms and require the same to be completed as requested by Augusta: "Monthly Services", "Quarterly Progress", "Quarterly Financial" and "Annual Report". Further explanation and report due dates are found in Appendix B below.

Antioch Ministries, Inc. shall maintain books and records in accordance with generally accepted accounting principles. Documents shall be maintained in accordance with practices that sufficiently and properly reflect all expenditure of funds provided by Augusta under this Agreement.

Antioch Ministries, Inc. shall make all records for this project available to Augusta, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, or any of their duly authorized representatives for the purpose of making audits, examinations, excerpts and transcriptions.

In compliance with OMB Circular A-110 regarding retention and custodial requirements for records, Antioch Ministries, Inc. shall maintain financial records, supporting documents, statistical records, and all other records pertinent to this Agreement for a period of three years, with the following qualifications:

- a. If any litigation, claim or audit is started before the expiration of the 3-year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.
- b. Records for non-spendable personal property acquired with HOME grant funds shall be retained for three years after its final disposition. Non-expendable personal property means tangible personal property having a useful life of more than one year and an acquisition cost of \$300 or more per unit.

In connection with the expenditure of federal funds, Antioch Ministries, Inc. shall provide to Augusta and organization – wide audited financial statement consisting of a balance sheet, income statement and a statement of changes in its financial position. All documents shall be prepared by a certified public

accountant. Such financial disclosure information shall be filed with Augusta within one hundred fifty (150) calendar days after the close of Antioch Ministries Development Corp.'s fiscal year. Antioch Ministries, Inc. is responsible for any cost associated with the audit. Failure to comply may result in the reallocation of funding and termination of the contract. Antioch Ministries, Inc. shall supply, up on request, documentation maintained in accordance with practices which sufficiently and properly reflect all expenditures of funds provided by Augusta under this Agreement.

Open Records Disclosure: Antioch Ministries Development Corp.' records related to this Agreement and the services to be provided under the agreement may be a public record subject to Georgia's Open Records Act (O.C.G.A. §50-18-70). Antioch Ministries, Inc. agrees to comply with the Open Records Act should a request be submitted to it. Further, Antioch Ministries, Inc. agrees to comply with the provision of the Open Meetings Law and the following compliance measures will be taken:

- a. Antioch Ministries, Inc. will provide notice to the Augusta Chronicle and the Augusta Focus or the Metro Courier of its regular board meeting schedule and of any special call meetings except emergency meetings.
- b. Antioch Ministries, Inc. will post notices of its meetings in a public place at the meeting sites, and it will keep a written agenda, minutes, attendance, and voting record for each meeting and make the same available for inspections by the press, the public and the Grantee, subject to the provision of the Open Meetings Law.
- c. The press, public, and the Grantee shall not be denied admittance to Antioch Ministries Development Corp.' board meetings, except for such portions of the meeting as may be closed pursuant to the Open Meetings Law.
- d. Antioch Ministries, Inc. shall provide the Grantee a tentative annual schedule of the Board of Director's meetings. Publications and minutes of each meeting shall be submitted to Grantee within 30 days after each meeting.

ARTICLE VIII ADMINISTRATIVE REQUIREMENTS

A. Conflict of Interest

Antioch Ministries, Inc. agrees to comply with the conflict-of-interest provisions contained in 24 CFR 92.356 (f) as appropriate.

This conflict-of-interest provision applies to any person who is an employee, agent, consultant, officer, or elected official or appointed official of Antioch Ministries Development Corp.. No person described above who exercises, may exercise or has exercised any functions or responsibilities with respect to the HOME activities supported under this contract; or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain any financial interest or benefit from the activities, or have a financial interest in any contract, sub-contract, or agreement with respect to the contract activities, either for themselves or those with whom they have business or family ties, during their tenure or for one year thereafter. For the purpose of this provision, "family ties", as defined in the above cited volume and provisions of the Code of Federal Regulations, include those related as Spouse, Father, Mother, Father-in-law, Mother-in-law, Step-parent, Children, Step-children, Brother,

Sister, Brother-in-law, Sister-in-law, Grandparent, Grandchildren of the individual holding any interest in the subject matter of this Contract. The Antioch Ministries, Inc. in the persons of Directors, Officers, Employees, Staff, Volunteers and Associates such as Contractors, Sub-contractors and Consultants shall sign and submit a Conflict-of-Interest Affidavit. (Affidavit form attached as part in parcel to this Contract.

- B. Augusta may, from time to time, request changes to the scope of this contract and obligations to be performed hereunder by The Antioch Ministries Development Corp.. In such instances, Antioch Ministries, Inc. shall consult with HCD/Augusta on any changes that will result in substantive changes to this Contract. All such changes shall be made via written amendments to this Contract and shall be approved by the governing bodies of both Augusta and Antioch Ministries Development Corp..
- C. Statutes, regulations, guidelines, and forms referenced throughout this Contract are listed in Appendix A and are attached and included as part in parcel to this Contract.

ARTICLE IX. OTHER REQUIREMENTS

A. Fair Housing

Antioch Ministries, Inc. agrees that it will conduct and administer HOME activities in conformity with Pub. L. 88-352, "Title VI of the Civil Rights Act of 1964", and with Pub. L. 90-284 "Fair Housing Act", and that it will affirmatively further fair housing. One suggested activity is to use the fair housing symbol and language in Antioch Ministries, Inc. publications and/or advertisements. (24 CFR 570.601).

Non-Discrimination and Accessibility

Antioch Ministries, Inc. agrees to comply with 24 CFR Part I, which provides that no person shall be excluded from participation in this project on the grounds of race, color, national origin, or sex; or be subject to discrimination under any program or activity funded in whole or in part with federal funds made available pursuant to the Act. Reasonable accommodations will be offered to all disabled persons who request accommodations due to disability at any time during the application, resident selection and rent up process.

Enforcement Provisions

1. HCD will conduct yearly on-site inspections of assisted units to verify they are maintained in standard condition and meet applicable housing quality standards to include ongoing maintenance requirements.
2. Breach of Agreement or default: Breach occurs when a party to a contract fails to fulfill his or her obligation as described in the contract or communicates an intent to fail the obligation or otherwise appears not to be able to perform his or her obligation under the contract. Any obligations by either party not being upheld by said agreement will constitute as noncompliance and result in termination of agreement. HCD will notify Antioch Ministries, Inc. if the agreement is in default or has been breached in any manner.

3. Repayment of HOME Funds: If property does not comply with 24 CFR 92.252 funding will be paid back with nonfederal funds.

D. Labor Standards

1. General: Antioch Ministries, Inc. agrees that in instances in which there is construction work over \$2,000 financed in whole or in part with HOME funds under this Contract, Antioch Ministries, Inc. will adhere to the Davis-Bacon Act (40 USC 276), as amended, which requires all laborers and mechanics working on the project to be paid not less than prevailing wage-rates as determined by the Secretary of Labor. By reason of the foregoing requirement, the Contract Work Hours and Safety Standards Act (40 USC 327 et seq.) also applies. These requirements apply to the rehabilitation of residential property only if such property contains eight or more units. (24 CFR 92.354)
2. Labor Matters: No person employed in the work covered by this contract shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer. (24 CFR 92.354)

E. Environmental Standards

Antioch Ministries, Inc. agrees that in accordance with the National Environmental Policy Act of 1969 and 24 CFR part 58, it will cooperate with Augusta/HCD in complying with the Act and regulations, and that no activities will be undertaken until notified by Augusta/HCD that the activity is following the Act and regulations. Prior to beginning any project development activity, an environmental review must be conducted by the Augusta-Richmond County Planning Department pursuant to (24 CFR 92.352).

F. Flood Insurance

Consistent with the Flood Disaster Protection Act of 1973 (42 USC 4001-4128), Antioch Ministries, Inc. agrees that HOME funds shall not be expended for acquisition or construction in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards (representing the 100-year flood plain). Exceptions will be made if the community is participating in the National Flood Insurance Program or less than a year has passed since FEMA notification and flood insurance has been obtained in accordance with section 102(a) of the Flood Disaster Protection Act of 1973.

G. Displacement and Relocation

Antioch Ministries, Inc. agrees to take all reasonable steps to minimize the displacement of people as a result of HOME assisted activities. Any such activities assisted with HOME funds will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the Housing and Community Development Act of 1974 (24 CFR 92.353).

H. Non-Discrimination in Employment

Antioch Ministries, Inc. agrees to comply with Executive Order 11246 and 12086 and the regulations issued pursuant thereto (41 CFR 60) which provides that no person shall be

discriminated against based on race, color, religion, sex or national origin. Antioch Ministries, Inc. will in all solicitations or advertisements for employees placed by or on behalf of Antioch Ministries Development Corp.; state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin or familial status.

I. Employment and Business Opportunities

Antioch Ministries, Inc. agrees that low- and moderate-income persons residing within Augusta-Richmond County; and that contracts for work in connection with the project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in Augusta-Richmond County - (24 CFR 570.697).

J. Lead-Based Paint

In accordance with Section 92.355 of the HOME Regulations and Section 570.608 of the CDBG Regulations, Antioch Ministries, Inc. agrees to comply with the Lead Based Paint Poisoning Prevention Act pursuant to prohibition against the use of lead-based paint in residential structures and to comply with 24 CFR 570.608 and 24 CFR 35 with regard to notification of the hazards of lead-based paint poisoning and the elimination of lead-based paint hazards.

K. Debarred, Suspended or Ineligible Contractor

Antioch Ministries, Inc. agrees to comply with 24 CFR 570.609 with regards to the direct or indirect use of any contractor during any period of debarment, suspension, or placement in ineligibility status. No contract will be executed until such time that the debarred, suspended or ineligible contractor has been approved and reinstated by HCD.

L. Drug Free Workplace

In accordance with 24 CFR part 24, subpart F, Antioch Ministries, Inc. agrees to administer a policy to provide a drug-free workplace that is free from illegal use, possession or distribution of drugs or alcohol by its beneficiaries as required by the Drug Free Workplace Act of 1988.

M. Publicity

Any publicity generated by Antioch Ministries, Inc. for the project funded pursuant to this Contract, during the term of this Contract or for one year thereafter, will refer to the contribution of Augusta-Richmond County in making the project possible. The words "Augusta-Richmond County Department of Housing and Community Development" will be explicitly stated in any and all pieces of publicity; including but not limited to flyers, press releases, posters, brochures, public service announcements, interviews, and newspaper articles.

N. Timely Expenditure of Funds

In accordance with 24 CFR 85.43, if Antioch Ministries, Inc. fails to expend its grant funds in a timely manner, such failure shall constitute a material failure to comply with this Contract and

invoke the suspension and termination provisions of ARTICLE X. For purposes of this Contract, timely expenditure of funds means Antioch Ministries, Inc. shall obligate and expend its funds as designated under ARTICLE II. (B).

O. Compliance with Laws and Permits

Antioch Ministries, Inc. shall comply with all applicable laws, ordinances and codes of the federal, state, and local governments and shall commit no trespass on any public or private property in performing any of the work embraced by this contract. Antioch Ministries, Inc. agrees to obtain all necessary permits for intended improvements or activities.

P. Assignment of Contract

Antioch Ministries, Inc. shall not assign any interest in this contract or transfer any interest in the same without the prior written approval of Augusta.

Q. Equal Employment Opportunity

Antioch Ministries, Inc. agrees to comply with the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR part 146 and the prohibitions against otherwise qualified individuals with handicaps under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. For purposes of the emergency shelter grants program, the term dwelling units in 24 CFR part 8 shall include sleeping accommodations.

R. Affirmative Action

Antioch Ministries, Inc. will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or familial status. Antioch Ministries, Inc. will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin, or Antioch Ministries, Inc. social status. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or advertising; lay-off or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Antioch Ministries, Inc. agrees to post in conspicuous places available to employees and applicants for employment, notices to be provided by Augusta setting forth the provisions of this nondiscrimination clause. Antioch Ministries, Inc. agrees to make efforts to encourage the use of minority and women-owned business enterprises in connection with HOME supported activities.

S. Affirmative Marketing Plan

Antioch Ministries, Inc. and managing agent shall adopt the affirmative marketing procedures and requirements as specified in the HOME Final Rule 92.351.

T. Religious Influence

Antioch Ministries, Inc. will not discriminate against any employee or applicant for employment based on religion and will not give people preference based on religion. Antioch Ministries, Inc. will not discriminate against any person applying for shelter based on religion. Antioch Ministries, Inc. will provide no religious instruction or counseling, conduct no religious worship

or services, engage in no religious proselytizing and exert no religious influence in the provision of shelter and other eligible activities funded by this grant.

U. Indirect Costs

Indirect costs will only be paid if Antioch Ministries, Inc. has indirect cost allocation plan approved by the Department of Housing and Urban Development prior to the execution of this Contract.

V. Travel

If applicable, Antioch Ministries, Inc. shall obtain prior written approval from the Grantee for any travel outside the State of Georgia with funds provided under this contract. All Federal Travel Regulations are applicable (41 CFR Part 301).

W Construction Requirements – SEE APPENDIX x C

All housing units [*rehabilitated, reconstructed or newly constructed*] and assisted with HOME Program funds must, before occupancy, meet the Property Standards specified at 25 CFR 92.251 [the HOME Program Regulations]. The Property Standards at 24 CFR 92.251 require that the units receiving HOME Program funds must meet all local codes for new construction. In the absence of local codes, properties must meet the HUD Section 8 Housing Quality Standards [HQS]. All units assisted under this Contract is “new construction” by HOME Program definition and therefore must meet the local building codes for new housing in Augusta-Richmond County, as applicable. All units must meet applicable property standards upon project completion.

ARTICLE X. SUSPENSION AND TERMINATION

- A. In the event Antioch Ministries, Inc. materially fails to comply with any terms of this agreement, including the timely completion of activities as described in the timetable and/or contained in ARTICLE I, Scope of Services, Augusta may withhold cash payments until Antioch Ministries, Inc. cures any breach of the contract. If Antioch Ministries, Inc. fails to cure the breach, Augusta may suspend or terminate the current award of HOME funds for the Brown Street project.
- B. Notwithstanding the above, Antioch Ministries, Inc. shall not be relieved of its liability to Augusta for damages sustained as a result of any breach of this contract. In addition, to any other remedies it may have at law or equity, Augusta may withhold any payments to Antioch Ministries, Inc. for the purposes of set off until such time as the exact amount of damages is determined.
- C. In the best interest of the program and to better serve the people in the target areas and fulfill the purposes of the Act, the City of Augusta can terminate this contract if Antioch Ministries, Inc. breach this contract or violate any regulatory rules. The City of Augusta can terminate the contract in 30 days and call the note due.
- D. Notwithstanding any termination or suspension of this Contract, Antioch Ministries, Inc. shall not be relieved of any duties or obligations imposed on it under ARTICLES V, VI, VII, VIII, IX, XI, and XII of this agreement with respect to HOME funds previously disbursed or income derived therefrom.

ARTICLE XI. NOTICES

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice shall remain such until it shall have been changed by written notice.

Augusta will receive all notices at the address indicated below:

Office of the Administrator
Municipal Building
535 Telfair Street
Augusta, GA 30901

With copies to:

Augusta Housing and Community Development Department
510 Fenwick Street
Augusta, GA 30901

Antioch Ministries, Inc. will receive all notices at the address indicated below:

Antioch Ministries Development Corp.
1333 Blount Avenue
Augusta, Georgia 30901

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by U.S. mail.

ARTICLE XII. INDEMNIFICATION

Antioch Ministries, Inc. will at all times hereafter indemnify and hold harmless Augusta, its officers, agents and employees, against any and all claims, losses, liabilities, or expenditures of any kind, including court costs, attorney fees and expenses, accruing or resulting from any or all suits or damages of any kind resulting from injuries or damages sustained by any person or persons, corporation or property, by virtue of the performance of this Contract. By execution of this agreement, Antioch Ministries, Inc. specifically consents to jurisdiction and venue in the Superior Court of Richmond County, Georgia and waives any right to contest jurisdiction or venue in said Court.

Should it become necessary to determine the meaning or otherwise interpret any work, phrase or provision of this Contract, or should the terms of this Contract in any way be the subject of litigation in any court of laws or equity. It is agreed that the laws of the State of Georgia shall exclusively control same.

The parties hereto do agree to bind themselves, their heirs, executors, administrators, trustees, successors, and assigns, all jointly and severally under the terms of this Contract.

ARTICLE XIII. INSURANCE AND BONDING

Antioch Ministries, Inc. shall acquire adequate insurance coverage to protect all contract assets from loss or damage resulting from theft, fraud or physical damage. All policies and amounts of coverage shall be subject to approval by Augusta. Additionally, Antioch Ministries, Inc. shall procure and provide for approval by Augusta a blanket fidelity bond in the amount of at least \$100,000.00 covering all personnel of Antioch Ministries, Inc. handling or charged with the responsibility for handling funds and property pursuant to this contract. ANTIOCH MINISTRIES, INC. shall procure and provide, for approval by Augusta, comprehensive general liability insurance in the amount of at least \$1,000,000.00 insuring the Grantee and adding as named insured the City of Augusta, the Mayor, Commissioners, and Augusta's officers, agents, members, employees, and successors.

Additionally, Antioch Ministries, Inc. shall procure officers and directors liability insurance under policies to be approved by Augusta. All the above policies shall provide that no act or omission of the grantee, its agents, servants, or employees shall invalidate any insurance coverage required to be provided by Antioch Ministries, Inc. hereunder shall be cancelled without at least fifteen (15) days advance written notice to the Grantee. All insurance policies required hereunder or copies thereof shall be promptly submitted for approval by Augusta.

ARTICLE XIV. PRIOR AND FUTURE AGREEMENTS

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. Augusta is not obligated to provide funding of any kind to Antioch Ministries, Inc. beyond the term of this Contract.

ARTICLE XV. LEGAL PROVISIONS DEEMED INCLUDED

Each and every provision of any law or regulations and clause required by law or regulation to be inserted in this Contract shall be deemed to be inserted herein and this Contract shall be read and enforced as though it were included herein and if, through mistake or otherwise, any such provision is not inserted or is not correctly inserted, then upon application of either party this Contract shall forthwith be amended to make such insertion.

ARTICLE XVI. ANTI-LOBBYING

To the best of the jurisdiction's knowledge and belief:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

It will require that the language of paragraphs 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

ARTICLE XVII. COUNTERPARTS

This Agreement is executed in two (2) counterparts – each of which shall be deemed an original and together shall constitute one and the same Agreement with one counterpart being delivered to each party hereto.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above:

ATTEST: AUGUSTA, GEORGIA
(The City)

Approved as to form: _____
Augusta, GA Law Department

Date: _____

By: _____
Garnett L. Johnson
As its Mayor

Date: _____

By: _____
Charles Jackson
Interim Director

Date: _____

SEAL

Lena Bonner
As its Clerk

Antioch Ministries Development Corp.
(Grantee)

BY: _____
Its: _____ Date

Plain Witness Date

BY: _____
Its: _____ Date

APPENDIX A

Statutes:

24 CFR Part 92, HOME Investment Partnerships Program (“HOME”)

OMB Circular A-110 - Uniform Administrative Requirements for Grants and Agreement with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations

OMB Circular A- 122 - Cost Principles for Non-Profit Organizations

OMB Circular A-133 - Audits of Institutions of Higher Education & other Non-Profit Institutions

40 USC 276 Davis-Bacon Act

40 USC 327 Contract Work Hours and Safety Standard Act

Uniform Relocation Assistance and Real Property Acquisition Policies Act

Lead Based Paint Poisoning Prevention Act

24 CFR 35 – HUD Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Housing Receiving Federal Assistance and Federally-Owned Residential Property being sold, Final Rule

Augusta-Richmond County Procurement Policy

Conflict of Interest Affidavit

Forms:

AIA Construction Document

Contract and Subcontract Activity Report

Monthly Report

Quarterly Report

Annual Report

APPENDIX B

REPORTING REQUIREMENTS

Antioch Ministries, Inc. shall submit to the Grantee the following reports for the term of this agreement and maintain applicable documentation for the full term of the affordability period. Augusta reserves the right to change reporting requirements, as needed as well as the right to review records and reports for the public, HUD, IG or any other interested party as deemed appropriate.

1. *Monthly/Quarterly Progress & Financial Reports
Due the 15th of the month for each new quarter.*
2. *Annual Progress Report (January 16th)*
3. *Audit/Financial Report by April 30th*
4. *Contract & Subcontract Activity Report Due with each Request for Payment*
5. *Grantee shall maintain files on each person assisted. Each file shall contain, but is not restricted to, income data and verification for each person assisted; Rental housing application, worker order requests, inspection reports, payment history, pest control log, violation report; and any other document that will provide proof of needed service(s) and subsequent provision of such service(s) as allowed under this contract.*
6. *Antioch Ministries, Inc. shall establish and maintain an Affirmative Marketing file to hold advertisements, flyers, and other public information. Must also keep records of its activities in implementing the affirmative marketing plan, including other community outreach efforts and its annual analysis.*
7. *Antioch Ministries, Inc. shall keep up-to-date records based on census data, applications, and surveys about community residents, applicants, residents of the project, and records about tenant selection or rejection.*

APPENDIX C

CONSTRUCTION REQUIREMENTS

1. All construction projects shall comply with Federal, State, and local codes and ordinances, including, but not limited to, the following:
 - A. "Standard Building Code", 2000 Edition, Southern Building Congress, International, Inc., Birmingham, Alabama.
 - B. "Standard Plumbing Code", latest edition, Southern Building Congress, International, Inc., Birmingham, Alabama.
 - C. Standard Mechanical Code, latest edition, Southern Building Congress, International, Inc., Birmingham, Alabama.
 - D. "National Electric Code", latest edition, National Fire Protection Association, Quincy, Massachusetts.
 - E. Model Energy Code, 1997, Council of American Building Officials.
 - F. "ADA Accessibility Guidelines for Buildings and Facilities", Department of Justice, American with Disabilities Act of 1990".
 - G. Williams-Steiger Occupational Safety and Health Act of 1970, Public Law 91-596.
 - H. Part 1910 – Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 202, October 18, 1972).
 - I. Part 1926 - Safety and Health Regulations for Construction, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 243, December 16, 1972).
 - J. Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).
2. Eligible Contractors: Any contractor desiring to bid on HOME projects may apply for inclusion on the HCD Approved Contractor List. Applications will be processed and either approved or disapproved within 10 working days. Under no circumstances will barred, disapproved, or otherwise ineligible contractors be allowed to bid on federally funded projects.
3. Project Review. All plans, specifications, work write-ups, projected cost estimates, punch lists or other means of outlining work on a particular project will be submitted in writing to HCD for review and approval prior to bidding. HCD Construction and Rehabilitation Inspectors will review these items for compliance with new construction and/or rehabilitation standards and materials use.

4. **Change Orders:** Change orders are a part of doing business in but will be managed by written request to HCD for approval. No one can give a verbal change order on site. Documentation must be submitted and approved by the Program Manager and Director of HCD.
5. Retainage for 10% of each draw will be withheld until all the work is complete.
6. **Property Standards:** 92.251(a)(1) requires new construction projects to meet State and local codes, ordinances, and zoning requirements. In the absence of an applicable State or local code for new construction, HOME-assisted projects must meet the International Code Council's (ICC's) International Residential Code or International Building Code, whichever is applicable to the type of housing being developed.

§92.251(a)(2) incorporates or specifies additional standards:

- Accessibility requirements as applicable, in accordance with Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act. These requirements are not new.
- Disaster mitigation standards, in accordance with State and local requirements or as established by HUD, where they are needed to mitigate the risk of potential disasters (such as earthquakes, hurricanes, flooding, and wildfires). This is a new requirement.

§92.251(a)(iv) and (v) adds requirements to improve project oversight for new construction. HCD must:

- Review and approve written cost estimates, construction contracts, and construction documents.
 - Conduct construction progress and final inspections to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.
7. **Inspections.** The project will be inspected and approved by an HCD Construction and Rehabilitation Inspector prior to release of the funds for that project.
 8. HOME-assisted rental housing must meet the required property standards at the time of the project completion and must be maintained in accordance with applicable housing quality standards throughout the affordability period.

EXHIBIT “A”

PROJECT DEVELOPMENT AND MANAGEMENT PROCEDURES

1. Augusta through the Housing and Community Development Department agrees to provide up to **\$98,614.02** in Year 2024 HOME Investment Partnerships Funds to Antioch Ministries Development Corp. These funds will support new construction with the production of approximately one single-family affordable unit.
2. HCD must review and approve all residential design plans, project specifications and total development cost for each residential development project before work is commenced and before funds can be released for payment reimbursement. Construction payments will be released to Antioch Ministries, Inc. in accordance with the attached drawdown schedule and budget.
3. With HCD approval, Antioch Ministries, Inc. may use HOME funds under this contract for all the following purposes:
 - a. To support development costs as outlined in Item 6 below.
4. Completion Delays, Remedies, and Penalties
 - A. If the Contractor fails to complete the work within the time frame specified in the contract, plus any authorized delays, HCD may
 1. Terminate the contractor in accordance with the “Provisions for Augusta Housing and Community Development Department (HCD)” clause of this contract.
 2. Assess liquidated damages of fifty dollars (\$100.00) per working day from the schedule of completion to the date of final acceptance of the project. The total amount of liquidated damages will be deducted from the total contract price, plus any change order amounts.
 - B. The Contractor shall not be charged with liquidated damages for any delays in the completion of the work due:
 1. To any acts of the Federal, State, or City/County Government; including controls or restrictions upon or requisitioning of materials, equipment, tools or labor by reason or war, National Defense, or other National, State or City/County emergency.
 2. To any acts of the Owner that hinder the progress of the work.
 3. To causes not reasonable foreseeable by the parties to this contract at the time of the execution of the contract which are beyond the control and without the fault or negligence of the Contractor; including but not restricted to acts of God; as of the public enemy; acts of another contractor in the performance of some other contract with the owner; fires; epidemics; quarantine restrictions; strikes; freight embargoes; and weather of unusual severity such as hurricanes, tornadoes, cyclones, and other extreme weather conditions; and

4. To any delay of the subcontractor occasioned by any other causes specified in subparagraphs A and B above. Provided, however, that the contractor promptly (within 10 days) notifies HCD in writing of the cause of the delay. If the fact shows the delay to be properly excusable under the terms of this contract, HCD shall extend the contract time by a period commensurate with the period of authorized delay to the completion of the work as whole, in the form of an amendment to this contract.

6. Construction Costs and Requirements

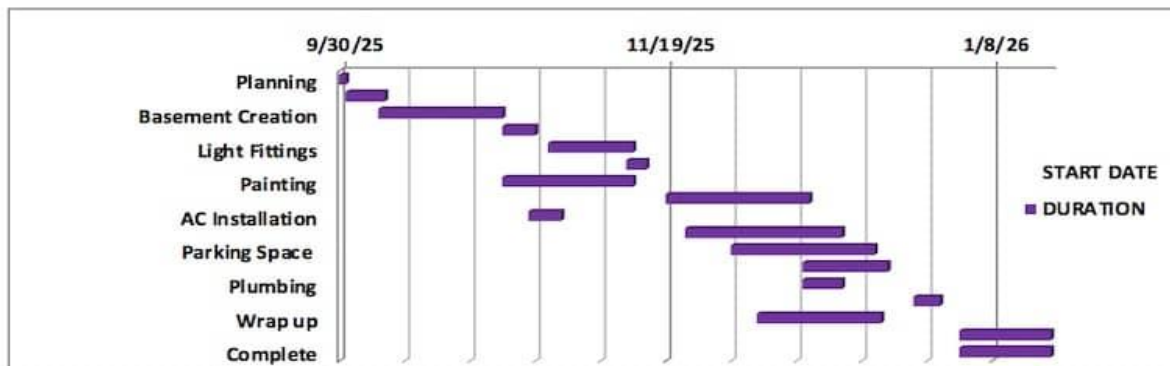
- a. The amount that can be used to pay for development costs will be identified on a project-by-project basis in EXHIBIT B. In no case will this amount exceed the maximum per unit amount as defined at 24 CFR 92.250.
- b. Antioch Ministries, Inc. will provide construction management for the project to ensure that construction work is being carried out in accordance with plans, specifications, and the project budget.
- c. Antioch Ministries, Inc. must make sure contractor obtains and posts all permits on the job site. Prior to releasing final payment on each unit, Antioch Ministries, Inc. must also secure a Certificate of Occupancy from the contractor that has been issued by the Department of Licenses and Inspection.
- d. Antioch Ministries, Inc. must collect from the contractor a copy of the construction supply invoice; designs/plans and submit to HCD prior to Notice to Proceed.
- e. Antioch Ministries, Inc. must collect progress and final lien releases from the contractor, subcontractors, and material suppliers prior to making a payment to a contractor.
- f. HCD may continually inspect each unit for contract compliance and determine the percentage of completion prior to processing a draw request and releasing payment. HCD may elect to make up to five (5) payments per unit. HCD may choose not to release payments if the work being performed is not of acceptable quality to HCD and if the unit is not being built or rehabilitated in accordance with plans and specifications, or if the project is not on schedule.

EXHIBIT "B"

PROJECT SCHEDULE OF COMPLETION

ANTIOCH MINISTRIES, INC. MUST PROVIDE A COMPLETED SCHEDULE OF COMPLETION AS EXHIBIT C - WITH APPROPRIATE PROJECT MILESTONES WITHIN 10 TO 15 DAYS AFTER SIGNING THIS CONTRACT. THIS SCHEDULE MUST BE PROVIDED IN SUFFICIENT DETAIL TO PERMIT HCD TO MONITOR AND ASSESS PROGRESS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT. A SAMPLE SCHEDULE IS PROVIDED BELOW.

Construction Schedule Template						
Project Name:		Start Date:		Total Duration:		
Project Manager:		End Date:				
TASK DESCRIPTION	STATUS	ASSIGNED TO	START DATE	END DATE	DURATION	COMMENTS
Planning	Complete		9/21/25	9/30/25	10	
Raw Material Accumulation	Complete		10/1/25	10/6/25	6	
Basement Creation	Complete		10/6/25	10/24/25	19	
Floors Creation	Complete		10/25/25	10/29/25	5	
Light Fittings	Complete		11/1/25	11/13/25	13	
Sewage Pipelines	Complete		11/13/25	11/15/25	3	
Painting	In Progress		10/25/25	12/5/25	20	
Accessories Installation	In Progress		11/19/25	12/10/25	22	
AC Installation	In Progress		10/29/25	12/9/25	5	
Fire Extinguishers	In Progress		11/22/25	12/15/25	24	
Parking Space	Not Started		11/29/25	12/20/25	22	
Appliances	On Hold		12/10/25	12/22/25	13	
Plumbing	In Progress		12/10/25	12/15/25	6	
Final Inspections	Not Started		12/27/25	12/30/25	4	
Wrap up	Not Started		12/3/25	12/21/25	19	
House Cleaning	Not Started		1/3/26	1/23/26	21	
Complete	Not Started		1/3/26	1/17/26	15	



CONTRACT

Between

AUGUSTA, GEORGIA

And

ANTIOCH MINISTRIES, INC.

In the amount of

\$98,614.02**Ninety-Eight Thousand and Six Hundred Thirty-Seven Dollars & 21/100**For Fiscal Year **2024**

Providing Funding From

HOME INVESTMENT PARTNERSHIPS PROGRAM***1423 Brown Street – Single Family”***

THIS AGREEMENT (“*Contract*”), is made and entered into as of the ____ day of _____, 2025 (“*the effective date*”) by and between Augusta, Georgia, a political subdivision of the State of Georgia, acting through the Housing and Community Development Department (hereinafter referred to as “*HCD*”) – with principal offices at 510 Fenwick , Augusta, Georgia 30901, as party of the first part (hereinafter called “*Augusta*”), and Antioch Ministries, Inc., a developer, organized pursuant to the Laws of the State of Georgia (hereinafter called “*AMI.*”) as party in the second part.

WITNESSETH

WHEREAS, Augusta is qualified by the U.S. Department of Housing and Urban Development (hereafter called HUD) as a HOME Program Participating Jurisdiction, and Augusta has received HOME Investment Partnerships Act (hereinafter called HOME or the HOME Program) funds from HUD for the purpose of providing and retaining affordable housing for eligible families; as defined by HUD; and

WHEREAS, Antioch Ministries, Inc. will be involved in HOME eligible activities; and

WHEREAS, Augusta wishes to increase homeownership opportunities and preserve and increase the supply of affordable housing for HOME Program eligible low- and moderate-income families through eligible uses of its HOME Program grant funds, as described in the Augusta-Richmond County Consolidated Plan 2020-2024; and the Year 2024 Annual Action Plan; and

WHEREAS, Augusta wishes to enter into a contractual agreement with Antioch Ministries, Inc. for the administration of HOME eligible affordable housing development activities; and

WHEREAS, this activity has been determined to be an eligible HOME activity according to 24 CFR 92.504(c)(13), and will meet one or more of the national objectives and criteria outlined in Title 24 Code of Federal Regulations, Part 92 of the Housing and Urban Development Regulations.

WHEREAS, Antioch Ministries, Inc. has agreed to provide services funded through this contract free from political activities, religious influences, or requirements; and

WHEREAS, Antioch Ministries, Inc. agrees to complete all predevelopment activities and provide HCD with copies of plans and work write up prior to Notice to Proceed

WHEREAS, it is the responsibility of Antioch Ministries to understand the HOME rules and regulation as outlined in Title 24 Code of Federal Regulations, Part 92 of the Housing and Urban Development

WHEREAS, Antioch Ministries, Inc. has requested, and Augusta has approved a total of **\$98,614.02** in HOME funds to perform eligible activities as described in Article I below;

NOW, THEREFORE, the parties of this agreement for the consideration set forth below, do here and now agree to the following terms and conditions:

ARTICLE I. SCOPE OF SERVICES

A. Scope of Services

a. Project Description

Antioch Ministries, Inc. agrees to utilize approved HOME funds to support project-related costs associated with property located at 1423 Brown Street, one (1) single family unit to be constructed and sold to an eligible low-income buyer. This project is an affordable housing effort which involves development and construction. Under this agreement:

- i. Perform new construction services for a single-family unit.*
- ii. Will participate in bi-weekly construction meetings.*

- iii. *Perform all required and requested marketing and advertising activities; in accordance with “Fair Housing” regulations*
- iv. *Antioch will be responsible for the upkeep, maintenance and utilities of the unit until sold*
- v. *All projects are to possess the following components:*
 - 1. Evidence of additional financing resources “Leveraging”
 - 2. Evidence of Site Control
 - 3. At the time of sales, evidence that a qualified homebuyer has been identified, received and completed a comprehensive home buying education course(s) and pre-purchase housing counseling program, prior to the completion of the assigned home.
 - 4. If at the time of construction, there is no approved homebuyer, ANTIOCH MINISTRIES, INC. must utilize the services of a licensed Realtor to market and sale the unit.

B. Use of Funds

HOME Program funds shall be used by Antioch Ministries, Inc. for the purposes and objectives stated in Article I, Scope of Services, and Exhibit “A” of this Agreement. The use of HOME funds for any other purpose(s) is not permitted. The following summarizes the proposed uses of funds under this agreement:

a. Construction Costs

An amount not to exceed **\$98,614.02** in HOME funds shall be expended by Antioch Ministries, Inc. from Year 2024 HOME Program funds for construction costs related to the development of one (1) single-family unit at 1423 Brown Street in the Laney Walker-Bethlehem community. The design and specifications must be approved by HCD prior to construction (Exhibit A). Funds will be used to assist with the cost of all construction-related fees. Sales price will be determined by an as-built appraisal as submitted by ANTIOCH MINISTRIES, INC. This unit will be constructed by Antioch Ministries, Inc. and made available for purchase by the HOME Program’s eligible low- and-moderate-income homebuyers.

The address for this project is:

- i. 1423 Brown Street, Augusta, Georgia 30901

Initial: _____

C. Program Location and Specific Goals to be Achieved

Antioch Ministries, Inc. shall conduct project development activities and related services in its project area known as Laney Walker-Bethlehem that incorporates the following boundaries: Laney-Walker Blvd., Twiggs Street, Walton Way, R. A. Dent Blvd., and Wrightsboro Road, and its designated geographic boundaries approved by AHCD.

D. Project Eligibility Determination

It has been determined that the use of HOME Program funds by Antioch Ministries, Inc. will be in compliance with 24 CFR Part 92. The project has been underwritten and reviewed in accordance with underwriting standards and criteria of Augusta and the amount of subsidy provided is appropriate. Notwithstanding any other provisions of this contract, Antioch Ministries, Inc. shall provide activities and services as described in the description of the project, including use of funds, its goals and objectives, tasks to be performed and a detailed schedule for completing the tasks for this project as provided in Exhibit A of this contract. ANTIOCH MINISTRIES, INC. will comply with § 92.300(a)(1) & §92.300(a)(2)

ARTICLE II. BUDGET AND METHOD OF PAYMENT

Antioch Ministries, Inc. will be compensated in accordance with this Article II, Budget and Method of Payment, that specifically identifies the use of HOME funds and any other project funding as represented in Article II. C. 2 of this Agreement. Antioch Ministries, Inc will carry out this project with implementation oversight provided by HCD. Antioch Ministries, Inc. agrees to perform the required services under the general coordination of HCD. In addition, and upon approval by Augusta, Antioch Ministries Development Corp., may engage the services of outside professional services, consultants, and contractors to help carry out the program and project.

A. Funds

Augusta shall designate and make HOME Program funds available in the following manner: **\$98,614.02** loan under this agreement for project expenses incurred as outlined in ARTICLE I, Scope of Services, subject to Antioch Ministries, Inc. compliance with all terms and conditions of this agreement and the procedures for documenting expenses and activities as set forth in ARTICLE V.

- a. The method of payment shall be on a reimbursement basis. The Reimbursement Form can find in Appendix B. For invoicing, Antioch Ministries, Inc. will include documentation showing proof of payment in the form of a cancelled check attached with its respective invoice and completed reimbursement form that includes amount requested, amount remaining and specific line-item names that relate to the contract budget found in Appendix A.
- b. HCD will monitor the progress of the project and Antioch Ministries, Inc. performance on a weekly basis with regards to the production and overall effectiveness of the project.
- c. Antioch Ministries, Inc. and contractor will participate in bi-weekly construction meetings as set by HCD.
- d. Upon the termination of this agreement, any unused or residual funds remaining shall revert to Augusta and shall be due and payable on such date of the termination and shall be paid no later than thirty (30) days thereafter.
- e. Funds may not be transferred from line item to line item in the project budget without prior written approval of Augusta thru HCD.
- f. The use of funds described in this agreement is subject to the written approval of the U. S. Department of Housing and Urban Development.
- g. This Agreement is based upon the availability of HOME Program funds. Funds may be requested on an as needed basis but not more than once a week.

Initial: _____

B. Project Financing

HCD will fund fifty percent (50%) of the total construction costs in the amount of **\$98,614.02** of this single project and seeks to provide Antioch Ministries, Inc. with the necessary HOME Agreement.

The Augusta Housing and Community Development Department (AHCD) will fund no more than **\$98,614.02**

\ of the total development costs of a single project, and seeks to provide the potential homebuyer with the necessary HOME funding upon receipt of the preliminary closing documents.

HCD will place a lien on the property to ensure proper proceeds are received at the sale of the property.

HCD agrees to allow ANTIOCH MINISTRIES, INC. to retain 16% of sales proceeds to further future HOME development. (Example: 1423 Brown Street sales for \$231,000.00; ANTIOCH MINISTRIES, INC. retains \$36,960.00 (16%) and pays HCD \$58,540.00)

Initial: _____

C. Timetable for Completion of Project Activities

Antioch Ministries, Inc. shall obligate the designated HOME Program funds within five months of the date of execution of this Agreement. Based on the budget outlined in D below, Antioch Ministries, Inc. will provide a detailed outline of critical project milestones and projected expenditures during the development project as Exhibit B. These documents will become an official part of the contractual agreement and provide the basis for overall project performance measurements.

a. Liquidated Damages

- i. *Antioch Ministries, Inc. shall complete this project no later than 150 Days from the effective date of the Notice To Proceed. unless otherwise approved by Interim Director of HCD. The penalty for non-completion is \$100 a day for every day over the stated deadline.*

Initial: _____

Antioch Ministries, Inc. agrees that the unit being constructed at 1423 Brown Street is under the 9-month compliance rule which refers to the timeframe allowed for selling to an eligible homebuyer within 9 months from the completion of construction. HCD/Augusta will not be responsible for providing additional funds to cover any financial obligations by the developer in the case the HOME unit does not sale. Developer will not receive final developer's fee or compensation if the unit is not sold within the allotted 9 months' requirement. This is solely the responsibility of the developer.

Initial: _____

D. Project Budget: Limitations

1. Antioch Ministries, Inc. shall be paid a total consideration of no more than **\$98,614.02** for full performance of the services specified under this Agreement. Any cost above this amount shall be the sole responsibility of Antioch Ministries, Inc. It is also understood by both parties to this contract that the funding provided under this contract for this specific project shall be the only funds provided by Augusta- unless otherwise agreed to by Augusta and Antioch Ministries Development Corp.

2. Antioch Ministries, Inc. shall adhere to the following budget in the performance of this contract:

Construction	\$ \$98,614.02
---------------------	-------------------------

TOTAL HOME PROJECT COST:	\$ \$98,614.02
---------------------------------	-------------------------

Initial: _____

ARTICLE III. RESALE/RECAPTURE PROVISIONS [24 CFR 92.254(5)]

The Resale/Recapture Provisions in this Article III shall ensure compliance with the HOME Program “Period of Affordability” requirements pursuant to 24 CFR 92.254(a)(4). 24 CFR 92.254 required that Augusta, its subrecipients, and CHDOs follow certain resale/recapture restrictions regarding its HOME-funded homebuyer program. Each property sold to a homebuyer will remain affordable for the duration of the affordability period or Augusta will use the recapture option.

If the eligible homebuyer (who received down payment assistance [HOME Program] or other development subsidy funds from Augusta) sells their property, then HCD shall capture the HOME funds which will ensure that the recaptured HOME Program funds are reinvested in other affordable housing in Augusta for low and moderate-income persons. This shall be accomplished through deed restrictions, property liens, and contractual obligations, as described in Article I.B of this Agreement.

ARTICLE IV: TERM OF CONTRACT

The term of this Agreement shall commence on the date when this agreement is executed by Augusta and Antioch Ministries, Inc. (whichever date is later) and shall end at the completion of all program activities, within the time specified in Article II. C. or in accordance with Article X: Suspension and Termination.

ARTICLE V: DOCUMENTATION AND PAYMENT

- A. This is a pay-for-performance contract and in no event shall Augusta provide advance funding to Antioch Ministries, Inc. or any contractor/subcontractor hereunder. All payments to Antioch Ministries, Inc. by Augusta will be made on a per performance request through the AIA Document.
- B. Antioch Ministries, Inc. shall maintain a separate account and accounting process for HOME funding sources.
- C. Antioch Ministries, Inc. shall not use these funds for any purpose other than the purpose set forth in this Agreement.
- D. Subject to Antioch Ministries, Inc. compliance with the provisions of this Agreement, Augusta agrees to reimburse all budgeted costs allowable under federal, state, and local guidelines.
- E. All purchases of capital equipment, goods and services shall comply with the procurement procedures of OMB Circular A-110 "Uniform Administrative Requirements for Grant Agreements with Institutions of Higher Education, Hospitals and other Non-Profit Organizations" as well as the procurement policy of Augusta.
- F. Requests by Antioch Ministries, Inc. for payment shall be accompanied by proper documentation and shall be submitted to HCD, transmitted by a cover memo, for approval no later than their (30) calendar days after the last date covered by the request. For purposes of this section, proper documentation includes: "Reimbursement Request Form" supplied by HCD, copies of invoices, receipts, other evidence of indebtedness, budget itemization and description of specific activities undertaken. Invoices shall not be honored if received by HCD later than sixty (60) calendar days after expiration date of Agreement. The reimbursement request form is in Appendix B.
- G. Antioch Ministries, Inc. shall maintain an adequate financial system and internal fiscal controls.
- H. Unexpended funds shall be retained by Augusta. Upon written request, Augusta may consider the reallocation of unexpended funds to eligible projects proposed by Antioch Ministries Inc.

Initial: _____

ARTICLE VI. REPAYMENT/PROGRAM INCOME

- A. Augusta will be responsible for monitoring the reuse of the proceeds.
- B. Any real property under Antioch Ministries, Inc control that was acquired or improved in whole or in part with HOME funds in excess of \$25,000 must either:
 - a. Be used to meet one of the national objectives in 24 CFR 570.208 for at least five years after the expiration of this Agreement; or
 - b. Be disposed of in a manner that results in Augusta being reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-HOME funds for acquisition of, or improvement to, the property.
- C. Any HOME funds invested in housing that does not meet the affordability requirements for the period specified in §92.252 or §92.254, as applicable, must be repaid by Antioch Ministries Inc...
- D. Any HOME funds invested in a project that is terminated before completion, either voluntarily or otherwise, must be repaid by Antioch Ministries Development Corp.
- E. If Antioch Ministries, Inc.is found to be in non-compliance with the HOME Program laws and regulations as described in 24 CFR Part 92, the organization will be required to reimburse Augusta for the funding associated with the noncompliance issues.

ARTICLE VII. RECORD KEEPING, REPORTING AND MONITORING REQUIREMENTS

Antioch Ministries, Inc. shall carry out its HOME assisted activities in compliance with all HOME Program laws and regulations described in 24 CFR Part 92 Subpart E (Program Requirements), Subpart F (Project Requirements), and Subpart H (Other Federal Requirements). These compliance activities include, but are not limited to:

- a. Maximum acquisition prices [24 CFR 92.205A.2]
- b. Maximum per unit HOME Program subsidy amount [Section 221(d)(3)]
- c. Combined affordability of assisted units
- d. Income eligibility of assisted unites
- e. Inspection of the homebuyer units to comply with HUD required Property Standards
- f. Acquisition, Displacement and Relocation Requirements [24 CFR 92.353]
- g. Environmental Review
- h. Lead-based Paint Abatement
- i. Property Value [Section 203(b) Limits]

To document low-and-moderate-income benefits required in 24 CFR 570.200(a)(2). Antioch Ministries, Inc. shall maintain records that document all clients served with HOME funds. In addition, Antioch Ministries, Inc. shall document each client's race, family size, annual household income, and whether or not the family is female headed. Augusta shall supply "Income Verification" forms which, when completed by those clients served by Antioch Ministries Development Corp., shall provide the information and verification described above.

Antioch Ministries, Inc. shall prepare and submit reports relative to this project to Augusta at Augusta's request. Augusta shall supply Antioch Ministries, Inc. with the following report forms and require the same to be completed as requested by Augusta: "Monthly Services", "Quarterly Progress", "Quarterly Financial" and "Annual Report". Further explanation and report due dates are found in Appendix B below.

Antioch Ministries, Inc. shall maintain books and records in accordance with generally accepted accounting principles. Documents shall be maintained in accordance with practices that sufficiently and properly reflect all expenditure of funds provided by Augusta under this Agreement.

Antioch Ministries, Inc. shall make all records for this project available to Augusta, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, or any of their duly authorized representatives for the purpose of making audits, examinations, excerpts and transcriptions.

In compliance with OMB Circular A-110 regarding retention and custodial requirements for records, Antioch Ministries, Inc. shall maintain financial records, supporting documents, statistical records, and all other records pertinent to this Agreement for a period of three years, with the following qualifications:

- a. If any litigation, claim or audit is started before the expiration of the 3-year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.
- b. Records for non-spendable personal property acquired with HOME grant funds shall be retained for three years after its final disposition. Non-expendable personal property means tangible personal property having a useful life of more than one year and an acquisition cost of \$300 or more per unit.

In connection with the expenditure of federal funds, Antioch Ministries, Inc. shall provide to Augusta and organization – wide audited financial statement consisting of a balance sheet, income statement and a statement of changes in its financial position. All documents shall be prepared by a certified public accountant. Such financial disclosure information shall be filed with Augusta within one hundred fifty

(150) calendar days after the close of Antioch Ministries Development Corp.'s fiscal year. Antioch Ministries, Inc. is responsible for any cost associated with the audit. Failure to comply may result in the reallocation of funding and termination of the contract. Antioch Ministries, Inc. shall supply, up on request, documentation maintained in accordance with practices which sufficiently and properly reflect all expenditures of funds provided by Augusta under this Agreement.

Open Records Disclosure: Antioch Ministries Development Corp.' records related to this Agreement and the services to be provided under the agreement may be a public record subject to Georgia's Open Records Act (O.C.G.A. §50-18-70). Antioch Ministries, Inc. agrees to comply with the Open Records Act should a request be submitted to it. Further, Antioch Ministries, Inc. agrees to comply with the provision of the Open Meetings Law and the following compliance measures will be taken:

- a. Antioch Ministries, Inc. will provide notice to the Augusta Chronicle and the Augusta Focus or the Metro Courier of its regular board meeting schedule and of any special call meetings except emergency meetings.
- b. Antioch Ministries, Inc. will post notices of its meetings in a public place at the meeting sites, and it will keep a written agenda, minutes, attendance, and voting record for each meeting and make the same available for inspections by the press, the public and the Grantee, subject to the provision of the Open Meetings Law.
- c. The press, public, and the Grantee shall not be denied admittance to Antioch Ministries Development Corp.' board meetings, except for such portions of the meeting as may be closed pursuant to the Open Meetings Law.
- d. Antioch Ministries, Inc. shall provide the Grantee a tentative annual schedule of the Board of Director's meetings. Publications and minutes of each meeting shall be submitted to Grantee within 30 days after each meeting.

ARTICLE VIII ADMINISTRATIVE REQUIREMENTS

A. Conflict of Interest

Antioch Ministries, Inc. agrees to comply with the conflict-of-interest provisions contained in 24 CFR 92.356 (f) as appropriate.

This conflict-of-interest provision applies to any person who is an employee, agent, consultant, officer, or elected official or appointed official of Antioch Ministries Development Corp.. No person described above who exercises, may exercise or has exercised any functions or responsibilities with respect to the HOME activities supported under this contract; or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain any financial interest or benefit from the activities, or have a financial interest in any contract, sub-contract, or agreement with respect to the contract activities, either for themselves or those with whom they have business or family ties, during their tenure or for one year thereafter. For the purpose of this provision, "family ties", as defined in the above cited volume and provisions of the Code of Federal Regulations, include those related as Spouse, Father, Mother, Father-in-law, Mother-in-law, Step-parent, Children, Step-children, Brother, Sister, Brother-in-law, Sister-in-law, Grandparent, Grandchildren of the individual holding any

interest in the subject matter of this Contract. The Antioch Ministries, Inc. in the persons of Directors, Officers, Employees, Staff, Volunteers and Associates such as Contractors, Sub-contractors and Consultants shall sign and submit a Conflict-of-Interest Affidavit. (Affidavit form attached as part in parcel to this Contract.

- B. Augusta may, from time to time, request changes to the scope of this contract and obligations to be performed hereunder by The Antioch Ministries Development Corp.. In such instances, Antioch Ministries, Inc. shall consult with HCD/Augusta on any changes that will result in substantive changes to this Contract. All such changes shall be made via written amendments to this Contract and shall be approved by the governing bodies of both Augusta and Antioch Ministries Development Corp..
- C. Statutes, regulations, guidelines, and forms referenced throughout this Contract are listed in Appendix A and are attached and included as part in parcel to this Contract.

ARTICLE IX. OTHER REQUIREMENTS

A. Fair Housing

Antioch Ministries, Inc. agrees that it will conduct and administer HOME activities in conformity with Pub. L. 88-352, "Title VI of the Civil Rights Act of 1964", and with Pub. L. 90-284 "Fair Housing Act", and that it will affirmatively further fair housing. One suggested activity is to use the fair housing symbol and language in Antioch Ministries, Inc. publications and/or advertisements. (24 CFR 570.601).

Non-Discrimination and Accessibility

Antioch Ministries, Inc. agrees to comply with 24 CFR Part I, which provides that no person shall be excluded from participation in this project on the grounds of race, color, national origin, or sex; or be subject to discrimination under any program or activity funded in whole or in part with federal funds made available pursuant to the Act. Reasonable accommodations will be offered to all disabled persons who request accommodations due to disability at any time during the application, resident selection and rent up process.

Enforcement Provisions

1. HCD will conduct yearly on-site inspections of assisted units to verify they are maintained in standard condition and meet applicable housing quality standards to include ongoing maintenance requirements.
2. Breach of Agreement or default: Breach occurs when a party to a contract fails to fulfill his or her obligation as described in the contract or communicates an intent to fail the obligation or otherwise appears not to be able to perform his or her obligation under the contract. Any obligations by either party not being upheld by said agreement will constitute as noncompliance and result in termination of agreement. HCD will notify Antioch Ministries, Inc. if the agreement is in default or has been breached in any manner.
3. Repayment of HOME Funds: If property does not comply with 24 CFR 92.252 funding will be paid back with nonfederal funds.

D. Labor Standards

1. General: Antioch Ministries, Inc. agrees that in instances in which there is construction work over \$2,000 financed in whole or in part with HOME funds under this Contract, Antioch Ministries, Inc. will adhere to the Davis-Bacon Act (40 USC 276), as amended, which requires all laborers and mechanics working on the project to be paid not less than prevailing wage-rates as determined by the Secretary of Labor. By reason of the foregoing requirement, the Contract Work Hours and Safety Standards Act (40 USC 327 et seq.) also applies. These requirements apply to the rehabilitation of residential property only if such property contains eight or more units. (24 CFR 92.354)
2. Labor Matters: No person employed in the work covered by this contract shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer. (24 CFR 92.354)

E. Environmental Standards

Antioch Ministries, Inc. agrees that in accordance with the National Environmental Policy Act of 1969 and 24 CFR part 58, it will cooperate with Augusta/HCD in complying with the Act and regulations, and that no activities will be undertaken until notified by Augusta/HCD that the activity is following the Act and regulations. Prior to beginning any project development activity, an environmental review must be conducted by the Augusta-Richmond County Planning Department pursuant to (24 CFR 92.352).

F. Flood Insurance

Consistent with the Flood Disaster Protection Act of 1973 (42 USC 4001-4128), Antioch Ministries, Inc. agrees that HOME funds shall not be expended for acquisition or construction in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards (representing the 100-year flood plain). Exceptions will be made if the community is participating in the National Flood Insurance Program or less than a year has passed since FEMA notification and flood insurance has been obtained in accordance with section 102(a) of the Flood Disaster Protection Act of 1973.

G. Displacement and Relocation

Antioch Ministries, Inc. agrees to take all reasonable steps to minimize the displacement of people as a result of HOME assisted activities. Any such activities assisted with HOME funds will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the Housing and Community Development Act of 1974 (24 CFR 92.353).

H. Non-Discrimination in Employment

Antioch Ministries, Inc. agrees to comply with Executive Order 11246 and 12086 and the regulations issued pursuant thereto (41 CFR 60) which provides that no person shall be discriminated against based on race, color, religion, sex or national origin. Antioch Ministries, Inc. will in all solicitations or advertisements for employees placed by or on behalf of Antioch

Ministries Development Corp.; state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin or familial status.

I. Employment and Business Opportunities

Antioch Ministries, Inc. agrees that low- and moderate-income persons residing within Augusta-Richmond County; and that contracts for work in connection with the project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in Augusta-Richmond County - (24 CFR 570.697).

J. Lead-Based Paint

In accordance with Section 92.355 of the HOME Regulations and Section 570.608 of the CDBG Regulations, Antioch Ministries, Inc. agrees to comply with the Lead Based Paint Poisoning Prevention Act pursuant to prohibition against the use of lead-based paint in residential structures and to comply with 24 CFR 570.608 and 24 CFR 35 with regard to notification of the hazards of lead-based paint poisoning and the elimination of lead-based paint hazards.

K. Debarred, Suspended or Ineligible Contractor

Antioch Ministries, Inc. agrees to comply with 24 CFR 570.609 with regards to the direct or indirect use of any contractor during any period of debarment, suspension, or placement in ineligibility status. No contract will be executed until such time that the debarred, suspended or ineligible contractor has been approved and reinstated by HCD.

L. Drug Free Workplace

In accordance with 24 CFR part 24, subpart F, Antioch Ministries, Inc. agrees to administer a policy to provide a drug-free workplace that is free from illegal use, possession or distribution of drugs or alcohol by its beneficiaries as required by the Drug Free Workplace Act of 1988.

M. Publicity

Any publicity generated by Antioch Ministries, Inc. for the project funded pursuant to this Contract, during the term of this Contract or for one year thereafter, will refer to the contribution of Augusta-Richmond County in making the project possible. The words "Augusta-Richmond County Department of Housing and Community Development" will be explicitly stated in any and all pieces of publicity; including but not limited to flyers, press releases, posters, brochures, public service announcements, interviews, and newspaper articles.

N. Timely Expenditure of Funds

In accordance with 24 CFR 85.43, if Antioch Ministries, Inc. fails to expend its grant funds in a timely manner, such failure shall constitute a material failure to comply with this Contract and invoke the suspension and termination provisions of ARTICLE X. For purposes of this Contract,

timely expenditure of funds means Antioch Ministries, Inc. shall obligate and expend its funds as designated under ARTICLE II. (B).

O. Compliance with Laws and Permits

Antioch Ministries, Inc. shall comply with all applicable laws, ordinances and codes of the federal, state, and local governments and shall commit no trespass on any public or private property in performing any of the work embraced by this contract. Antioch Ministries, Inc. agrees to obtain all necessary permits for intended improvements or activities.

P. Assignment of Contract

Antioch Ministries, Inc. shall not assign any interest in this contract or transfer any interest in the same without the prior written approval of Augusta.

Q. Equal Employment Opportunity

Antioch Ministries, Inc. agrees to comply with the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR part 146 and the prohibitions against otherwise qualified individuals with handicaps under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. For purposes of the emergency shelter grants program, the term dwelling units in 24 CFR part 8 shall include sleeping accommodations.

R. Affirmative Action

Antioch Ministries, Inc. will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or familial status. Antioch Ministries, Inc. will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin, or Antioch Ministries, Inc. social status. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or advertising; lay-off or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Antioch Ministries, Inc. agrees to post in conspicuous places available to employees and applicants for employment, notices to be provided by Augusta setting forth the provisions of this nondiscrimination clause. Antioch Ministries, Inc. agrees to make efforts to encourage the use of minority and women-owned business enterprises in connection with HOME supported activities.

S. Affirmative Marketing Plan

Antioch Ministries, Inc. and managing agent shall adopt the affirmative marketing procedures and requirements as specified in the HOME Final Rule 92.351.

T. Religious Influence

Antioch Ministries, Inc. will not discriminate against any employee or applicant for employment based on religion and will not give people preference based on religion. Antioch Ministries, Inc. will not discriminate against any person applying for shelter based on religion. Antioch Ministries, Inc. will provide no religious instruction or counseling, conduct no religious worship

or services, engage in no religious proselytizing and exert no religious influence in the provision of shelter and other eligible activities funded by this grant.

U. Indirect Costs

Indirect costs will only be paid if Antioch Ministries, Inc. has indirect cost allocation plan approved by the Department of Housing and Urban Development prior to the execution of this Contract.

V. Travel

If applicable, Antioch Ministries, Inc. shall obtain prior written approval from the Grantee for any travel outside the State of Georgia with funds provided under this contract. All Federal Travel Regulations are applicable (41 CFR Part 301).

W Construction Requirements – SEE APPENDIX x C

All housing units [*rehabilitated, reconstructed or newly constructed*] and assisted with HOME Program funds must, before occupancy, meet the Property Standards specified at 25 CFR 92.251 [the HOME Program Regulations]. The Property Standards at 24 CFR 92.251 require that the units receiving HOME Program funds must meet all local codes for new construction. In the absence of local codes, properties must meet the HUD Section 8 Housing Quality Standards [HQS]. All units assisted under this Contract is “new construction” by HOME Program definition and therefore must meet the local building codes for new housing in Augusta-Richmond County, as applicable. All units must meet applicable property standards upon project completion.

ARTICLE X. SUSPENSION AND TERMINATION

- A. In the event Antioch Ministries, Inc. materially fails to comply with any terms of this agreement, including the timely completion of activities as described in the timetable and/or contained in ARTICLE I, Scope of Services, Augusta may withhold cash payments until Antioch Ministries, Inc. cures any breach of the contract. If Antioch Ministries, Inc. fails to cure the breach, Augusta may suspend or terminate the current award of HOME funds for the Brown Street project.
- B. Notwithstanding the above, Antioch Ministries, Inc. shall not be relieved of its liability to Augusta for damages sustained as a result of any breach of this contract. In addition, to any other remedies it may have at law or equity, Augusta may withhold any payments to Antioch Ministries, Inc. for the purposes of set off until such time as the exact amount of damages is determined.
- C. In the best interest of the program and to better serve the people in the target areas and fulfill the purposes of the Act, the City of Augusta can terminate this contract if Antioch Ministries, Inc. breach this contract or violate any regulatory rules. The City of Augusta can terminate the contract in 30 days and call the note due.
- D. Notwithstanding any termination or suspension of this Contract, Antioch Ministries, Inc. shall not be relieved of any duties or obligations imposed on it under ARTICLES V, VI, VII, VIII, IX, XI, and XII of this agreement with respect to HOME funds previously disbursed or income derived therefrom.

ARTICLE XI. NOTICES

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice shall remain such until it shall have been changed by written notice.

Augusta will receive all notices at the address indicated below:

Office of the Administrator
Municipal Building
535 Telfair Street
Augusta, GA 30901

With copies to:

Augusta Housing and Community Development Department
510 Fenwick Street
Augusta, GA 30901

Antioch Ministries, Inc. will receive all notices at the address indicated below:

Antioch Ministries Development Corp.
1333 Blount Avenue
Augusta, Georgia 30901

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by U.S. mail.

ARTICLE XII. INDEMNIFICATION

Antioch Ministries, Inc. will at all times hereafter indemnify and hold harmless Augusta, its officers, agents and employees, against any and all claims, losses, liabilities, or expenditures of any kind, including court costs, attorney fees and expenses, accruing or resulting from any or all suits or damages of any kind resulting from injuries or damages sustained by any person or persons, corporation or property, by virtue of the performance of this Contract. By execution of this agreement, Antioch Ministries, Inc. specifically consents to jurisdiction and venue in the Superior Court of Richmond County, Georgia and waives any right to contest jurisdiction or venue in said Court.

Should it become necessary to determine the meaning or otherwise interpret any work, phrase or provision of this Contract, or should the terms of this Contract in any way be the subject of litigation in any court of laws or equity. It is agreed that the laws of the State of Georgia shall exclusively control same.

The parties hereto do agree to bind themselves, their heirs, executors, administrators, trustees, successors, and assigns, all jointly and severally under the terms of this Contract.

ARTICLE XIII. INSURANCE AND BONDING

Antioch Ministries, Inc. shall acquire adequate insurance coverage to protect all contract assets from loss or damage resulting from theft, fraud or physical damage. All policies and amounts of coverage shall be subject to approval by Augusta. Additionally, Antioch Ministries, Inc. shall procure and provide for approval by Augusta a blanket fidelity bond in the amount of at least \$100,000.00 covering all personnel of Antioch Ministries, Inc. handling or charged with the responsibility for handling funds and property pursuant to this contract. ANTIOCH MINISTRIES, INC. shall procure and provide, for approval by Augusta, comprehensive general liability insurance in the amount of at least \$1,000,000.00 insuring the Grantee and adding as named insured the City of Augusta, the Mayor, Commissioners, and Augusta's officers, agents, members, employees, and successors.

Additionally, Antioch Ministries, Inc. shall procure officers and directors liability insurance under policies to be approved by Augusta. All the above policies shall provide that no act or omission of the grantee, its agents, servants, or employees shall invalidate any insurance coverage required to be provided by Antioch Ministries, Inc. hereunder shall be cancelled without at least fifteen (15) days advance written notice to the Grantee. All insurance policies required hereunder or copies thereof shall be promptly submitted for approval by Augusta.

ARTICLE XIV. PRIOR AND FUTURE AGREEMENTS

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. Augusta is not obligated to provide funding of any kind to Antioch Ministries, Inc. beyond the term of this Contract.

ARTICLE XV. LEGAL PROVISIONS DEEMED INCLUDED

Each and every provision of any law or regulations and clause required by law or regulation to be inserted in this Contract shall be deemed to be inserted herein and this Contract shall be read and enforced as though it were included herein and if, through mistake or otherwise, any such provision is not inserted or is not correctly inserted, then upon application of either party this Contract shall forthwith be amended to make such insertion.

ARTICLE XVI. ANTI-LOBBYING

To the best of the jurisdiction's knowledge and belief:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

It will require that the language of paragraphs 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

ARTICLE XVII. COUNTERPARTS

This Agreement is executed in two (2) counterparts – each of which shall be deemed an original and together shall constitute one and the same Agreement with one counterpart being delivered to each party hereto.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above:

ATTEST: AUGUSTA, GEORGIA
(The City)

Approved as to form: _____
Augusta, GA Law Department

Date: _____

By: _____
Garnett L. Johnson
As its Mayor

Date: _____

By: _____
Charles Jackson
Interim Director

Date: _____

SEAL

Lena Bonner
As its Clerk

Antioch Ministries Development Corp.
(Grantee)

BY: _____
Its: _____ Date

Plain Witness Date

BY: _____
Its: _____ Date

APPENDIX A

Statutes:

24 CFR Part 92, HOME Investment Partnerships Program (“HOME”)

OMB Circular A-110 - Uniform Administrative Requirements for Grants and Agreement with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations

OMB Circular A- 122 - Cost Principles for Non-Profit Organizations

OMB Circular A-133 - Audits of Institutions of Higher Education & other Non-Profit Institutions

40 USC 276 Davis-Bacon Act

40 USC 327 Contract Work Hours and Safety Standard Act

Uniform Relocation Assistance and Real Property Acquisition Policies Act

Lead Based Paint Poisoning Prevention Act

24 CFR 35 – HUD Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Housing Receiving Federal Assistance and Federally-Owned Residential Property being sold, Final Rule

Augusta-Richmond County Procurement Policy

Conflict of Interest Affidavit

Forms:

AIA Construction Document

Contract and Subcontract Activity Report

Monthly Report

Quarterly Report

Annual Report

APPENDIX B

REPORTING REQUIREMENTS

Antioch Ministries, Inc. shall submit to the Grantee the following reports for the term of this agreement and maintain applicable documentation for the full term of the affordability period. Augusta reserves the right to change reporting requirements, as needed as well as the right to review records and reports for the public, HUD, IG or any other interested party as deemed appropriate.

1. *Monthly/Quarterly Progress & Financial Reports
Due the 15th of the month for each new quarter.*
2. *Annual Progress Report (January 16th)*
3. *Audit/Financial Report by April 30th*
4. *Contract & Subcontract Activity Report Due with each Request for Payment*
5. *Grantee shall maintain files on each person assisted. Each file shall contain, but is not restricted to, income data and verification for each person assisted; Rental housing application, worker order requests, inspection reports, payment history, pest control log, violation report; and any other document that will provide proof of needed service(s) and subsequent provision of such service(s) as allowed under this contract.*
6. *Antioch Ministries, Inc. shall establish and maintain an Affirmative Marketing file to hold advertisements, flyers, and other public information. Must also keep records of its activities in implementing the affirmative marketing plan, including other community outreach efforts and its annual analysis.*
7. *Antioch Ministries, Inc. shall keep up-to-date records based on census data, applications, and surveys about community residents, applicants, residents of the project, and records about tenant selection or rejection.*

APPENDIX C

CONSTRUCTION REQUIREMENTS

1. All construction projects shall comply with Federal, State, and local codes and ordinances, including, but not limited to, the following:
 - A. "Standard Building Code", 2000 Edition, Southern Building Congress, International, Inc., Birmingham, Alabama.
 - B. "Standard Plumbing Code", latest edition, Southern Building Congress, International, Inc., Birmingham, Alabama.
 - C. Standard Mechanical Code, latest edition, Southern Building Congress, International, Inc., Birmingham, Alabama.
 - D. "National Electric Code", latest edition, National Fire Protection Association, Quincy, Massachusetts.
 - E. Model Energy Code, 1997, Council of American Building Officials.
 - F. "ADA Accessibility Guidelines for Buildings and Facilities", Department of Justice, American with Disabilities Act of 1990".
 - G. Williams-Steiger Occupational Safety and Health Act of 1970, Public Law 91-596.
 - H. Part 1910 – Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 202, October 18, 1972).
 - I. Part 1926 - Safety and Health Regulations for Construction, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 243, December 16, 1972).
 - J. Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).
2. Eligible Contractors: Any contractor desiring to bid on HOME projects may apply for inclusion on the HCD Approved Contractor List. Applications will be processed and either approved or disapproved within 10 working days. Under no circumstances will barred, disapproved, or otherwise ineligible contractors be allowed to bid on federally funded projects.
3. Project Review. All plans, specifications, work write-ups, projected cost estimates, punch lists or other means of outlining work on a particular project will be submitted in writing to HCD for review and approval prior to bidding. HCD Construction and Rehabilitation Inspectors will review these items for compliance with new construction and/or rehabilitation standards and materials use.

4. **Change Orders:** Change orders are a part of doing business in but will be managed by written request to HCD for approval. No one can give a verbal change order on site. Documentation must be submitted and approved by the Program Manager and Director of HCD.
5. Retainage for 10% of each draw will be withheld until all the work is complete.
6. **Property Standards:** 92.251(a)(1) requires new construction projects to meet State and local codes, ordinances, and zoning requirements. In the absence of an applicable State or local code for new construction, HOME-assisted projects must meet the International Code Council's (ICC's) International Residential Code or International Building Code, whichever is applicable to the type of housing being developed.

§92.251(a)(2) incorporates or specifies additional standards:

- Accessibility requirements as applicable, in accordance with Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act. These requirements are not new.
- Disaster mitigation standards, in accordance with State and local requirements or as established by HUD, where they are needed to mitigate the risk of potential disasters (such as earthquakes, hurricanes, flooding, and wildfires). This is a new requirement.

§92.251(a)(iv) and (v) adds requirements to improve project oversight for new construction. HCD must:

- Review and approve written cost estimates, construction contracts, and construction documents.
 - Conduct construction progress and final inspections to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.
7. **Inspections.** The project will be inspected and approved by an HCD Construction and Rehabilitation Inspector prior to release of the funds for that project.
 8. HOME-assisted rental housing must meet the required property standards at the time of the project completion and must be maintained in accordance with applicable housing quality standards throughout the affordability period.

EXHIBIT “A”

PROJECT DEVELOPMENT AND MANAGEMENT PROCEDURES

1. Augusta through the Housing and Community Development Department agrees to provide up to **\$98,614.02** in Year 2024 HOME Investment Partnerships Funds to Antioch Ministries Development Corp. These funds will support new construction with the production of approximately one single-family affordable unit.
2. HCD must review and approve all residential design plans, project specifications and total development cost for each residential development project before work is commenced and before funds can be released for payment reimbursement. Construction payments will be released to Antioch Ministries, Inc. in accordance with the attached drawdown schedule and budget.
3. With HCD approval, Antioch Ministries, Inc. may use HOME funds under this contract for all the following purposes:
 - a. To support development costs as outlined in Item 6 below.
4. Completion Delays, Remedies, and Penalties
 - A. If the Contractor fails to complete the work within the time frame specified in the contract, plus any authorized delays, HCD may
 1. Terminate the contractor in accordance with the “Provisions for Augusta Housing and Community Development Department (HCD)” clause of this contract.
 2. Assess liquidated damages of fifty dollars (\$100.00) per working day from the schedule of completion to the date of final acceptance of the project. The total amount of liquidated damages will be deducted from the total contract price, plus any change order amounts.
 - B. The Contractor shall not be charged with liquidated damages for any delays in the completion of the work due:
 1. To any acts of the Federal, State, or City/County Government; including controls or restrictions upon or requisitioning of materials, equipment, tools or labor by reason or war, National Defense, or other National, State or City/County emergency.
 2. To any acts of the Owner that hinder the progress of the work.
 3. To causes not reasonable foreseeable by the parties to this contract at the time of the execution of the contract which are beyond the control and without the fault or negligence of the Contractor; including but not restricted to acts of God; as of the public enemy; acts of another contractor in the performance of some other contract with the owner; fires; epidemics; quarantine restrictions; strikes; freight embargoes; and weather of unusual severity such as hurricanes, tornadoes, cyclones, and other extreme weather conditions; and

4. To any delay of the subcontractor occasioned by any other causes specified in subparagraphs A and B above. Provided, however, that the contractor promptly (within 10 days) notifies HCD in writing of the cause of the delay. If the fact shows the delay to be properly excusable under the terms of this contract, HCD shall extend the contract time by a period commensurate with the period of authorized delay to the completion of the work as whole, in the form of an amendment to this contract.

6. Construction Costs and Requirements

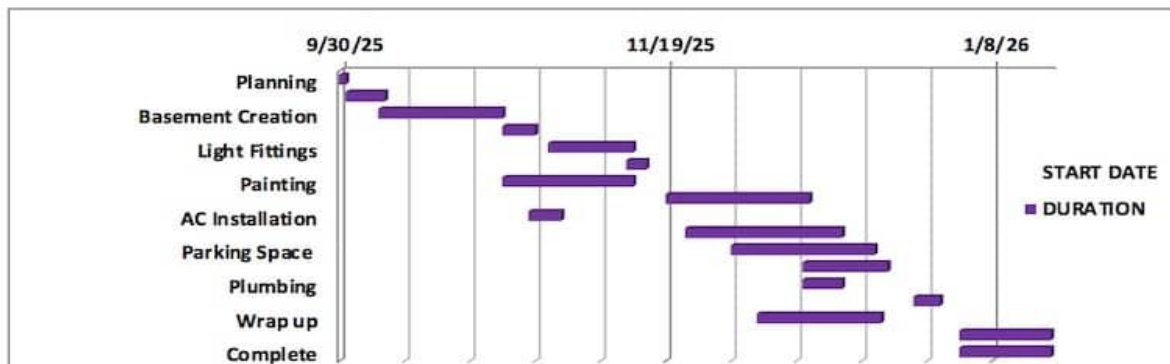
- a. The amount that can be used to pay for development costs will be identified on a project-by-project basis in EXHIBIT B. In no case will this amount exceed the maximum per unit amount as defined at 24 CFR 92.250.
- b. Antioch Ministries, Inc. will provide construction management for the project to ensure that construction work is being carried out in accordance with plans, specifications, and the project budget.
- c. Antioch Ministries, Inc. must make sure contractor obtains and posts all permits on the job site. Prior to releasing final payment on each unit, Antioch Ministries, Inc. must also secure a Certificate of Occupancy from the contractor that has been issued by the Department of Licenses and Inspection.
- d. Antioch Ministries, Inc. must collect from the contractor a copy of the construction supply invoice; designs/plans and submit to HCD prior to Notice to Proceed.
- e. Antioch Ministries, Inc. must collect progress and final lien releases from the contractor, subcontractors, and material suppliers prior to making a payment to a contractor.
- f. HCD may continually inspect each unit for contract compliance and determine the percentage of completion prior to processing a draw request and releasing payment. HCD may elect to make up to five (5) payments per unit. HCD may choose not to release payments if the work being performed is not of acceptable quality to HCD and if the unit is not being built or rehabilitated in accordance with plans and specifications, or if the project is not on schedule.

EXHIBIT "B"

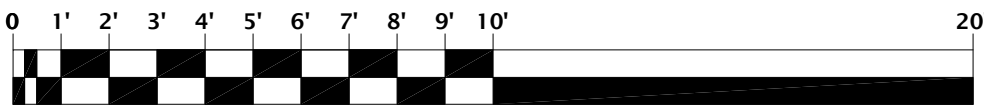
PROJECT SCHEDULE OF COMPLETION

ANTIOCH MINISTRIES, INC. MUST PROVIDE A COMPLETED SCHEDULE OF COMPLETION AS EXHIBIT C - WITH APPROPRIATE PROJECT MILESTONES WITHIN 10 TO 15 DAYS AFTER SIGNING THIS CONTRACT. THIS SCHEDULE MUST BE PROVIDED IN SUFFICIENT DETAIL TO PERMIT HCD TO MONITOR AND ASSESS PROGRESS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT. A SAMPLE SCHEDULE IS PROVIDED BELOW.

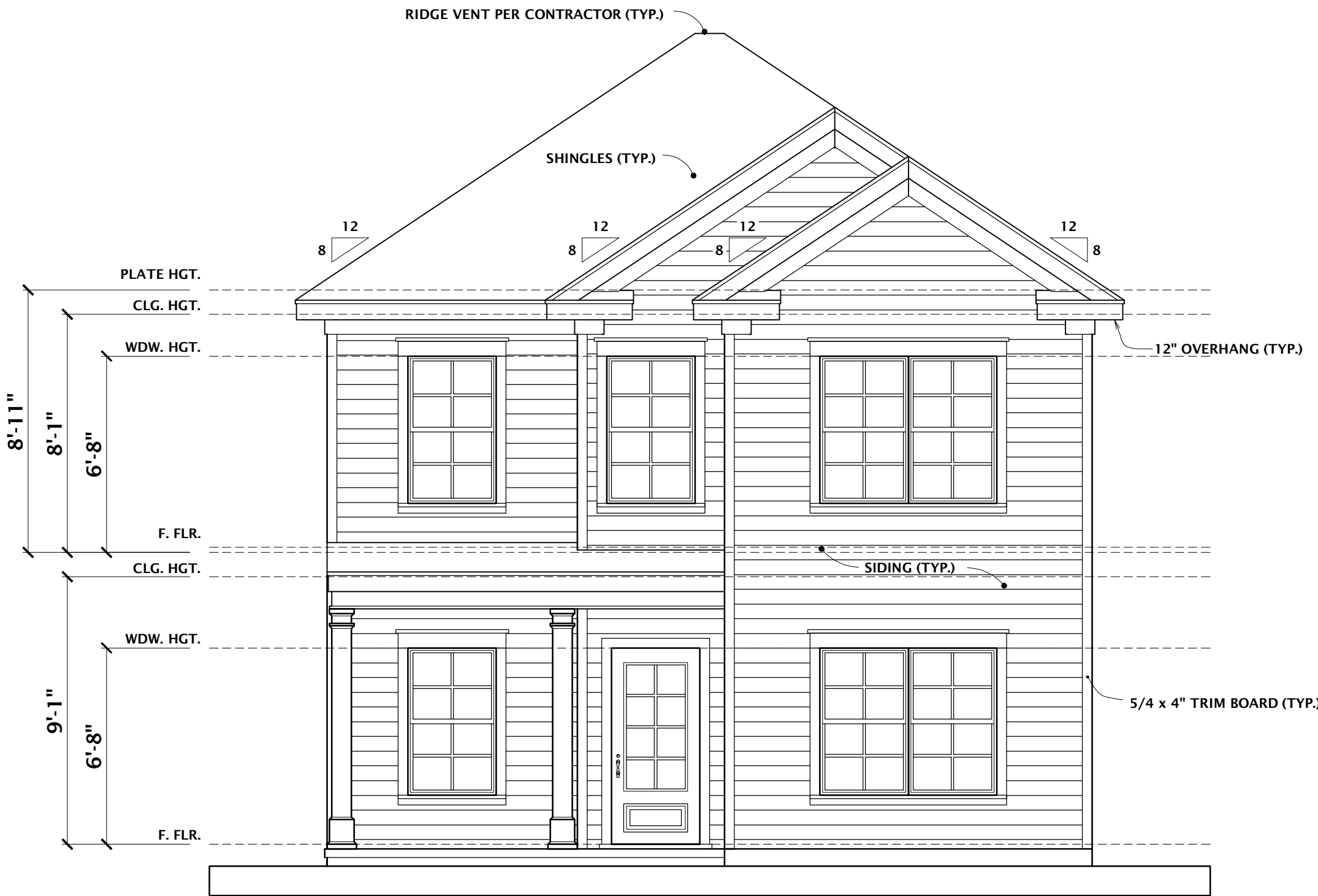
Construction Schedule Template						
Project Name:		Start Date:		Total Duration:		
Project Manager:		End Date:				
TASK DESCRIPTION	STATUS	ASSIGNED TO	START DATE	END DATE	DURATION	COMMENTS
Planning	Complete		9/21/25	9/30/25	10	
Raw Material Accumulation	Complete		10/1/25	10/6/25	6	
Basement Creation	Complete		10/6/25	10/24/25	19	
Floors Creation	Complete		10/25/25	10/29/25	5	
Light Fittings	Complete		11/1/25	11/13/25	13	
Sewage Pipelines	Complete		11/13/25	11/15/25	3	
Painting	In Progress		10/25/25	12/5/25	20	
Accessories Installation	In Progress		11/19/25	12/10/25	22	
AC Installation	In Progress		10/29/25	12/9/25	5	
Fire Extinguishers	In Progress		11/22/25	12/15/25	24	
Parking Space	Not Started		11/29/25	12/20/25	22	
Appliances	On Hold		12/10/25	12/22/25	13	
Plumbing	In Progress		12/10/25	12/15/25	6	
Final Inspections	Not Started		12/27/25	12/30/25	4	
Wrap up	Not Started		12/3/25	12/21/25	19	
House Cleaning	Not Started		1/3/26	1/23/26	21	
Complete	Not Started		1/3/26	1/17/26	15	



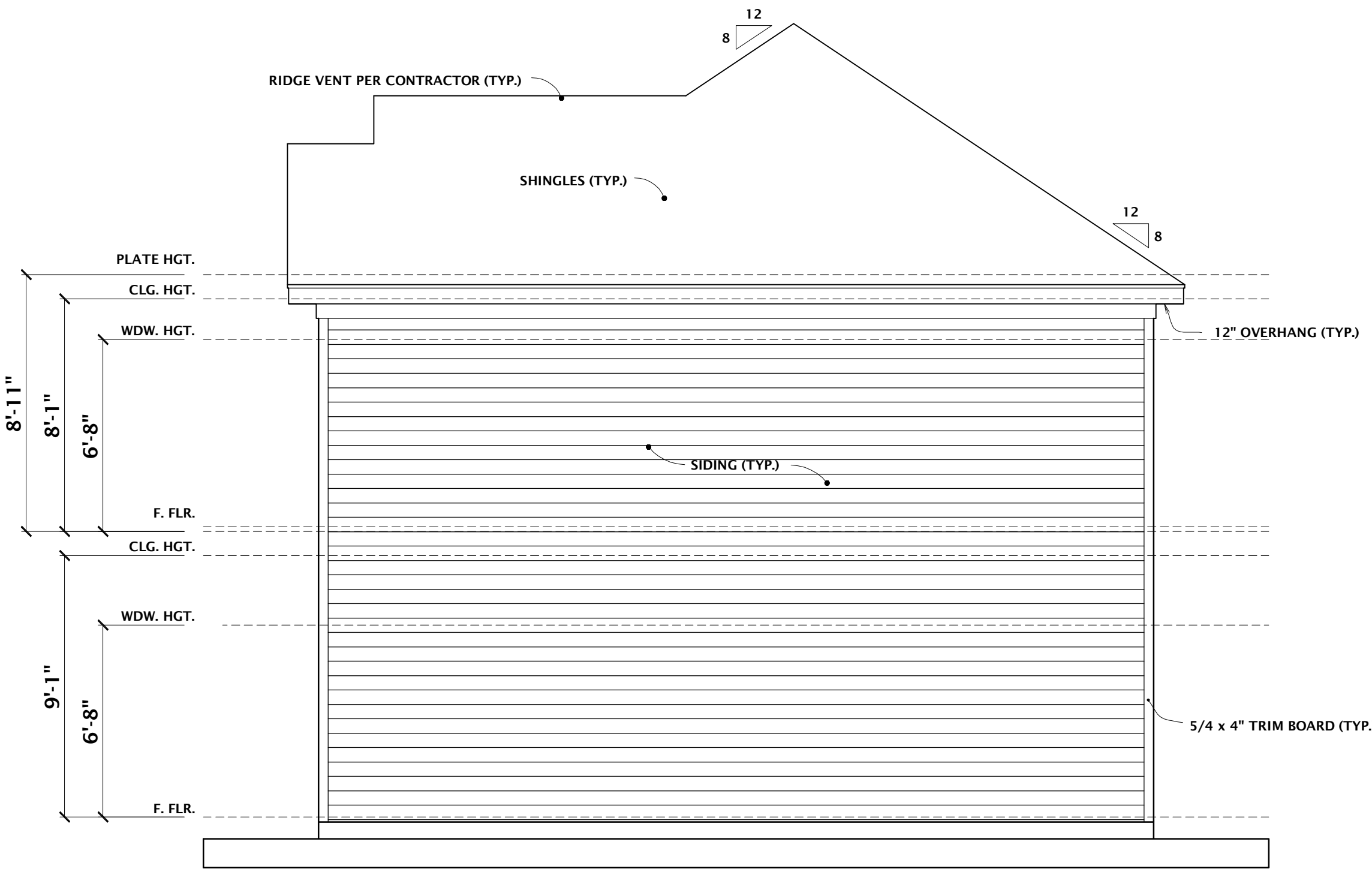




GRAPHIC SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.				REVISIONS	
				NO.	DESCRIPTION
				1	2/25/19 JOB# 2019-047

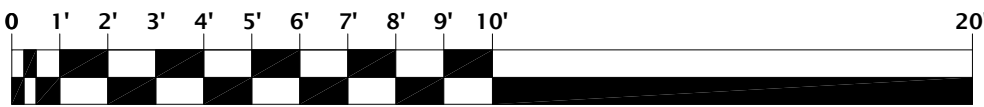
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P.O. BOX 267 EVANS, GEORGIA 30809 (706) 650-8283 www.craigpeel.com

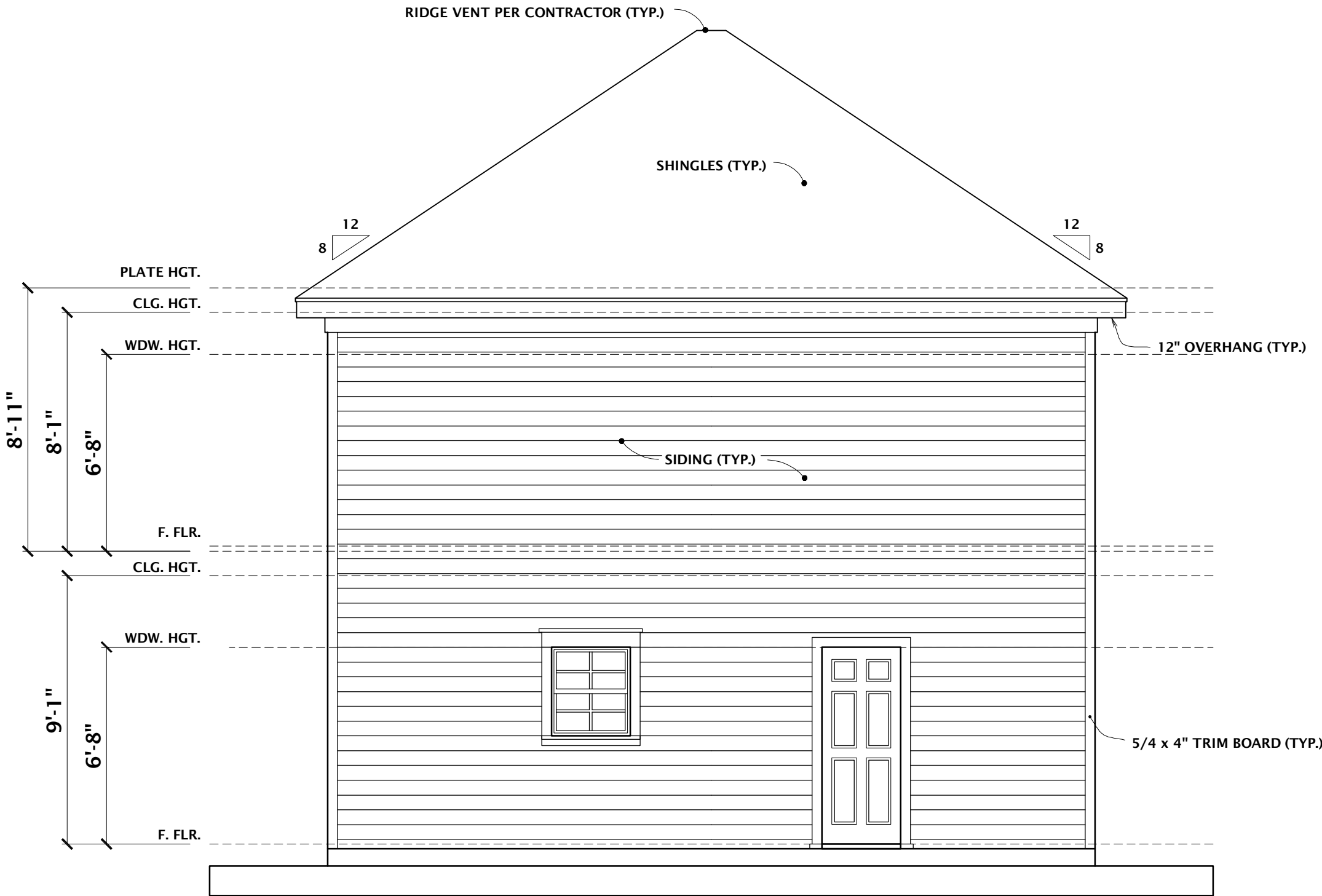
CUSTOMER OR
BUILDERS

SAND HILLS
URBAN
DEVELOPMENT

ISSUE DATE:		FEBRUARY 25, 2019	
DESIGNED BY:	CGP	DRAWN BY:	CEP
SHEET TITLE:			
ELEVATIONS			
PROJECT NUMBER:	1381	SHEET NUMBER:	1 OF 5

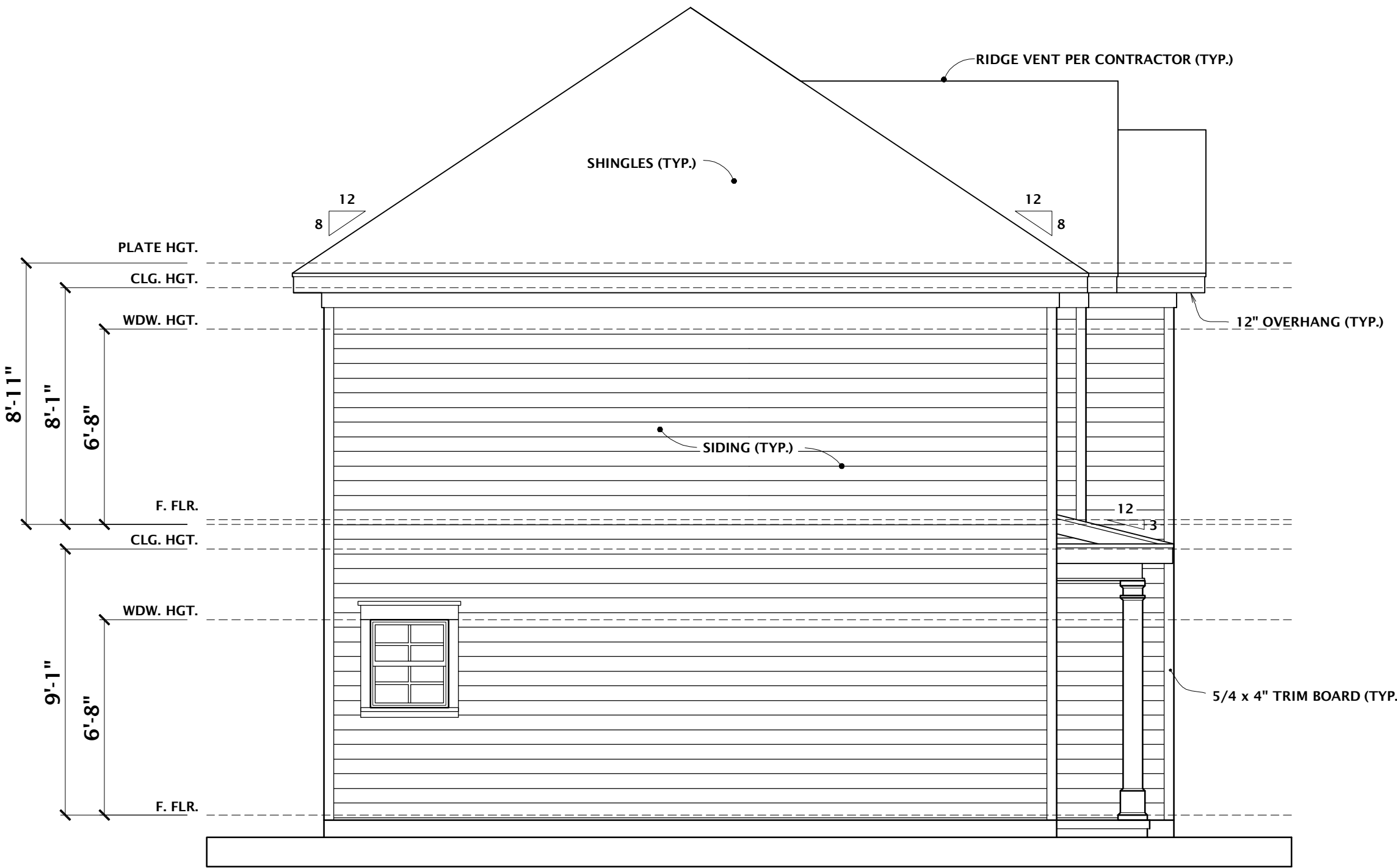


GRAPHIC SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.			
REVISIONS			
NO.	DATE	DESCRIPTION	
1	2/25/19	JOB# 2019-047	

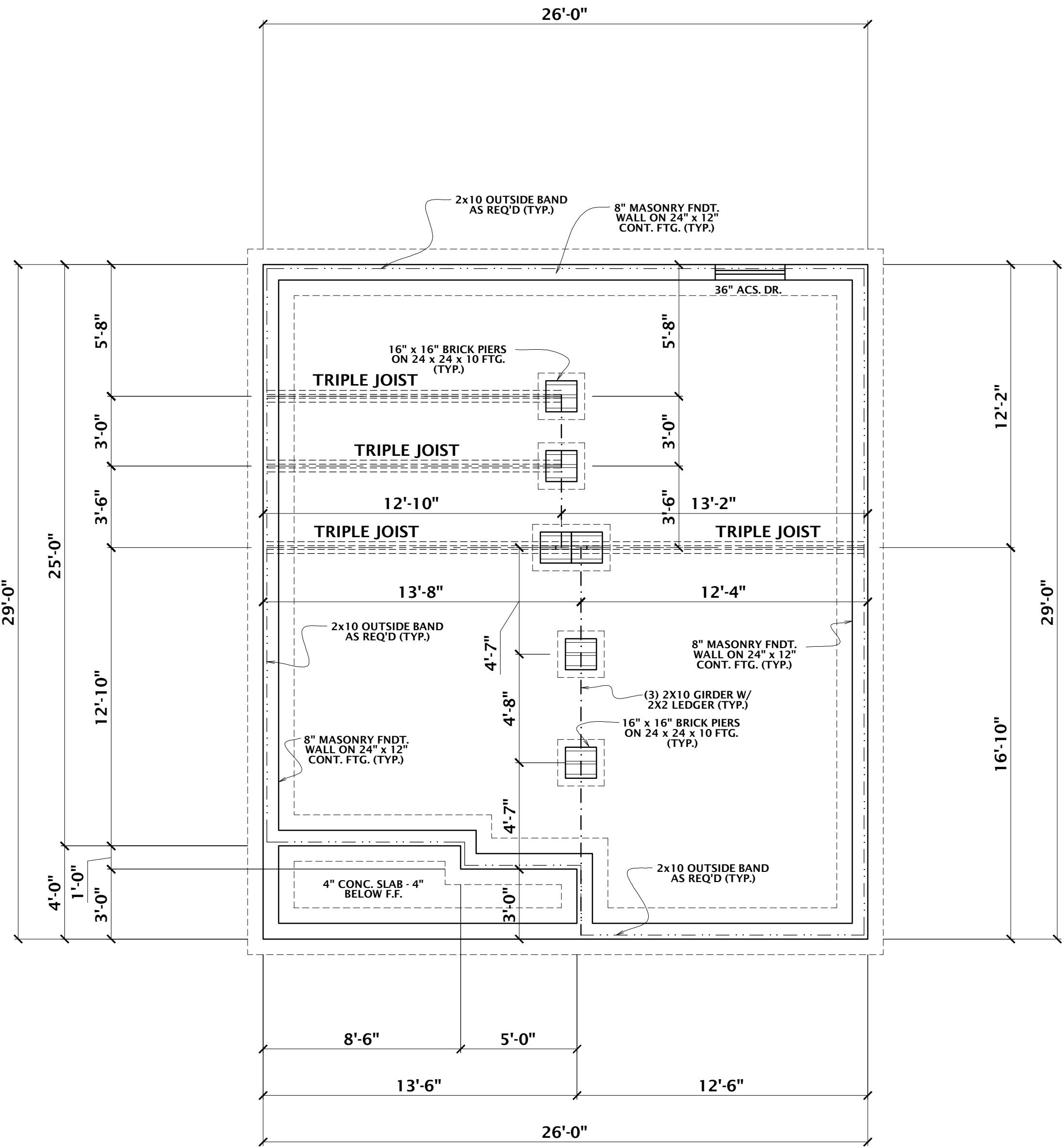
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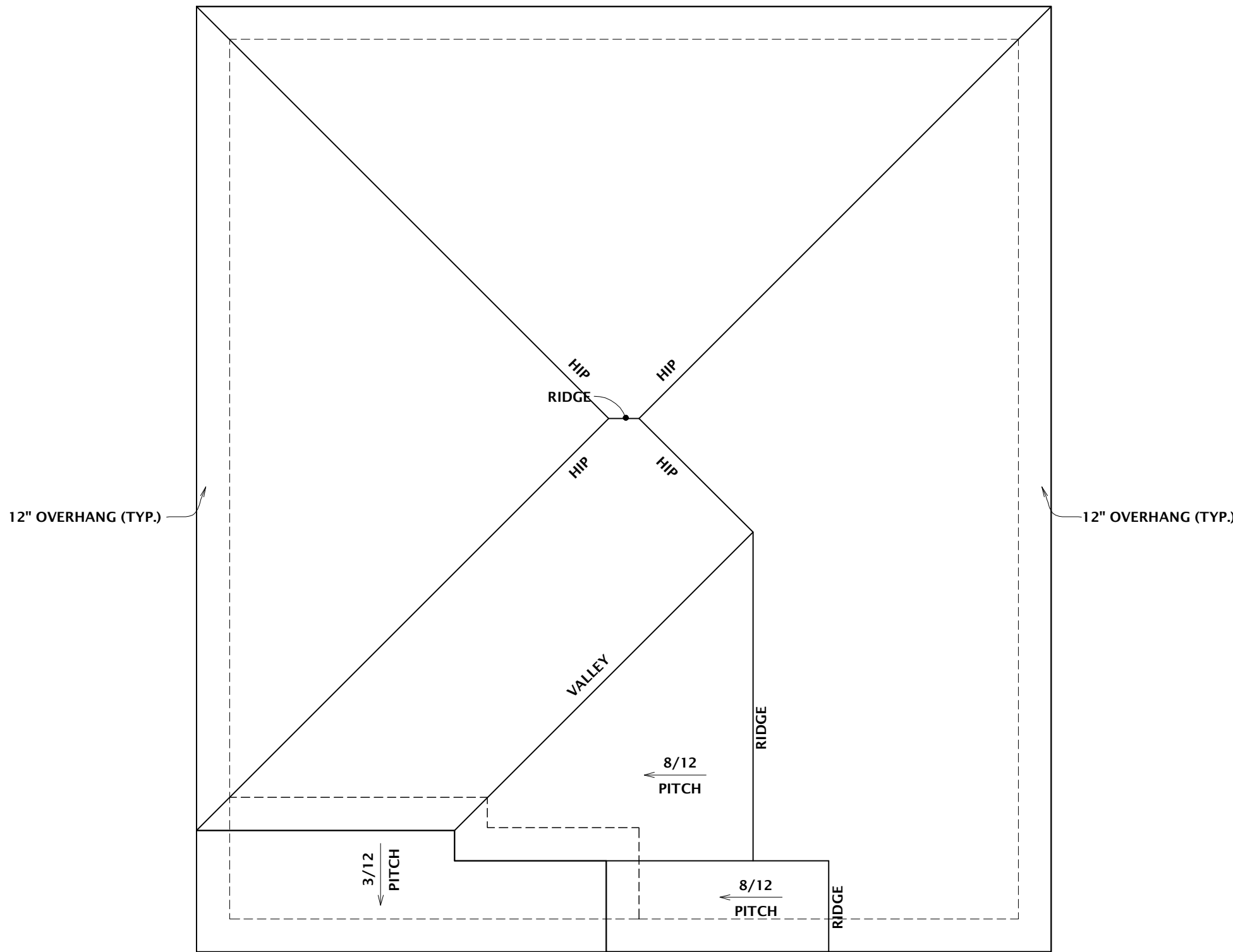
CUSTOMER OR
BUILDERS:

**SAND HILLS
URBAN
DEVELOPMENT**

ISSUE DATE:		FEBRUARY 25, 2019	
DESIGNED BY:	CGP	DRAWN BY:	CEP
SHEET TITLE:			
ELEVATIONS			
PROJECT NUMBER:	1381	SHEET NUMBER:	2 OF 5



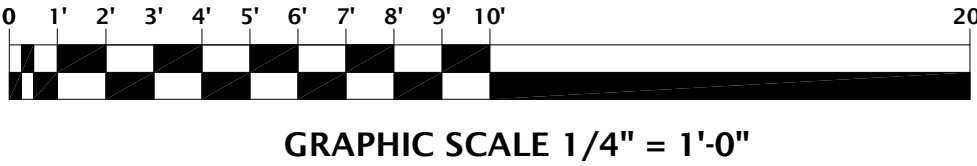
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

- NOTES:**
- DIMENSIONS TO OUTSIDE OF FOUNDATION.
 - CONTRACTOR TO FIELD DETERMINE FTG. SIZE. (WIDTH & DEPTH) DEPENDING ON SOIL CONDITIONS AND ALL BUILDING CODES.
 - CONTRACTOR TO DETERMINE SIZE OF ALL DROPS & GIRDERS PRIOR TO START OF CONSTRUCTION PER LOCAL CODES. ALSO DETERMINED DBL & TRIPLE JOISTS LOCATIONS PER SINGLE OR TWO STORIES. ALL ASDJUSTMENTS TO BE MADE IN THE FIELD.
 - IF PIERS EXCEED 4' HIGH, CONTRACTOR TO DOUBLE OR FILL AS REQUIRED.
 - CONTRACTOR SHALL PLACE VENTS PER LOCAL CODES.

FOUNDATION LEGEND	
---	DROP SILL
- - - - -	GIRDER
- - - - -	2X10 OUTSIDE BAND
=====	DOUBLE JOIST
=====	TRIPLE JOIST
=====	36" ACCESS DOOR
=====	GIRDER 8" BLOCK PIER ON 24x24x8 FTG.
=====	DROP 8" BLOCK PIER ON 24x24x8 FTG.
-----	FOUNDATION FOOTING
=====	8" BLOCKING



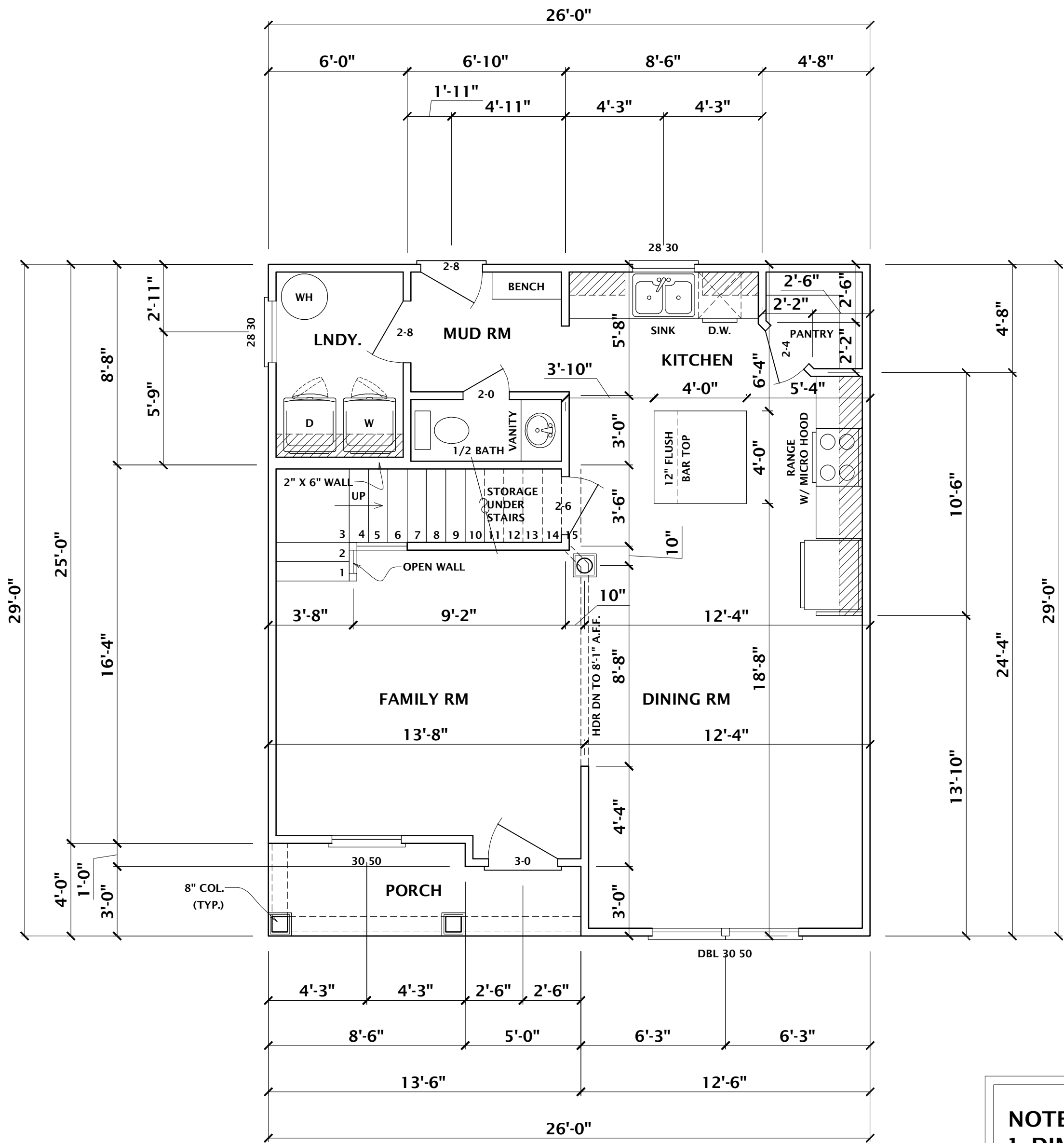
DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.	
REVISIONS	
NO.	DATE
1	2/25/19
DESCRIPTION	
JOB# 2019-047	

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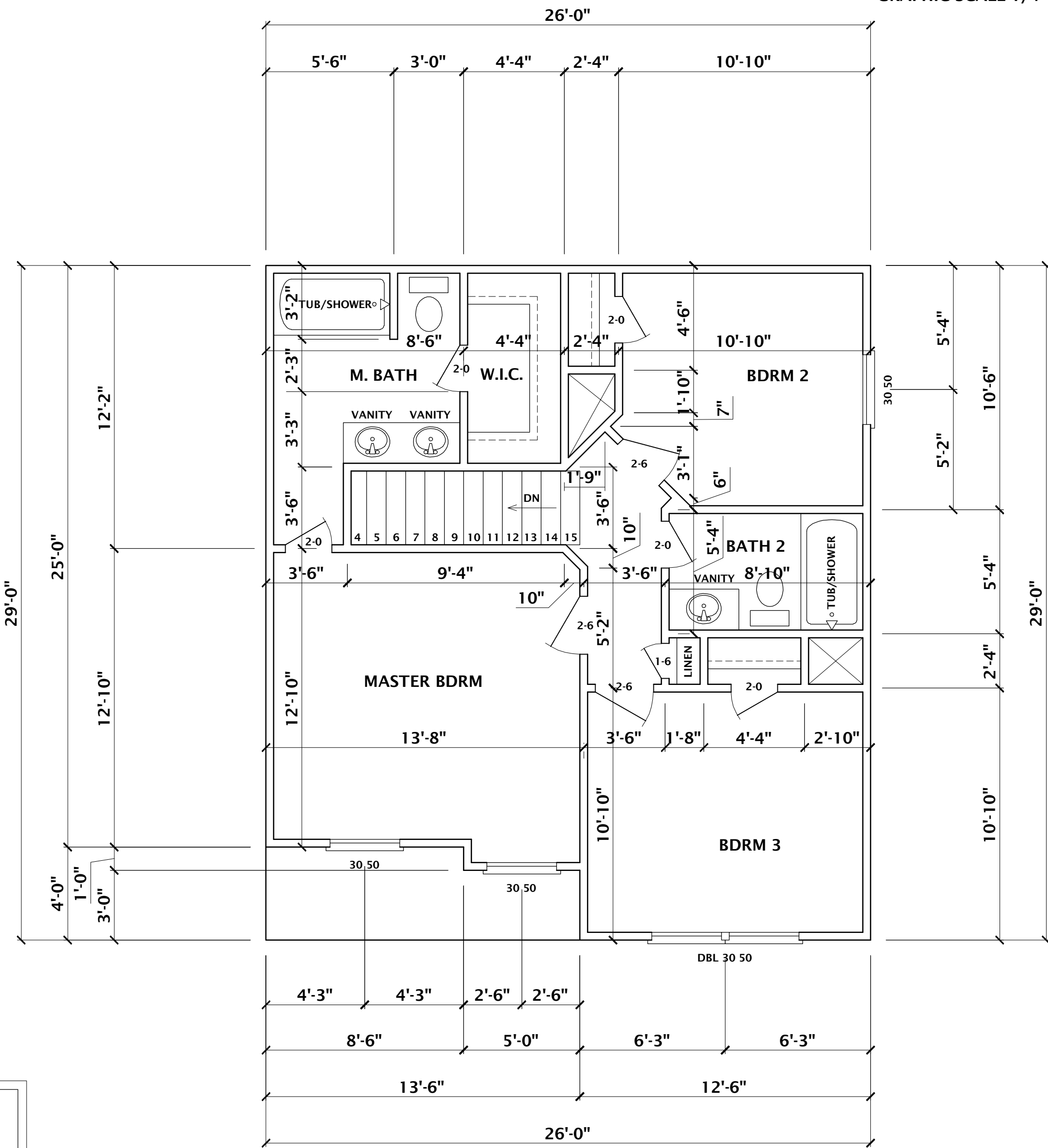
HOUSE PLANS, INC.
CRAIG G. PEEL
P.O. BOX 267 EVANS, GEORGIA 30809 (706) 650-8283 www.craigpeel.com

SAND HILLS URBAN DEVELOPMENT

ISSUE DATE: FEBRUARY 25, 2019	
DESIGNED BY: CGP	DRAWN BY: CEP
SHEET TITLE: FOUNDATION	
PROJECT NUMBER: 1381	SHEET NUMBER: 3 OF 5

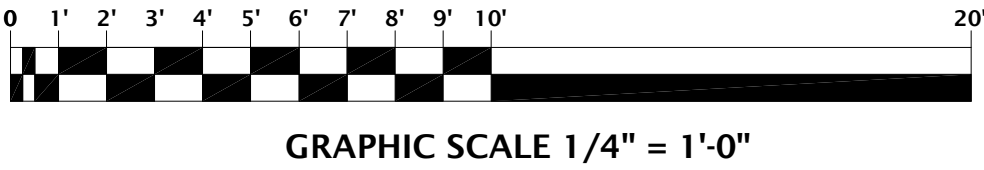


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

- NOTES:
- DIMENSIONS TO FRAMED WALL.
 - ALL DIMENSIONS ARE FROM WALL EDGE TO CENTER OF INTERIOR WALL.
 - CONTRACTOR TO VERIFY LOCAL CODES BEFORE START OF CONSTRUCTION. ADJUSTMENTS TO BE MADE IN THE FIELD AS REQ'D IF PLANS DIFFER.
 - ALL WINDOWS @ 6'-8" HEADER. UNLESS OTHERWISE NOTED.
 - ALL DOORS AND CASE OPENINGS TO BE 6'-8" TALL.
 - CONTRACTOR TO VERIFY ALL WINDOW SIZE FOR EGRESS PER MANUFACTURE.
 - CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
 - IF I-JOIST OR WEB TRUSS USED TO SPAN, DROP CEILING ACCORDINGLY.
 - CONTRACTOR TO ADD ATTIC ACCESS AS REQ'D PER CODES. ADJUSTMENTS TO BE MADE IN THE FIELD.
 - CONTRACTOR TO ADD RAILING AS REQ'D PER CODE.



GRAPHIC SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.	
REVISIONS	
NO.	DATE
1	2/25/19
DESCRIPTION	
JOB# 2019-047	

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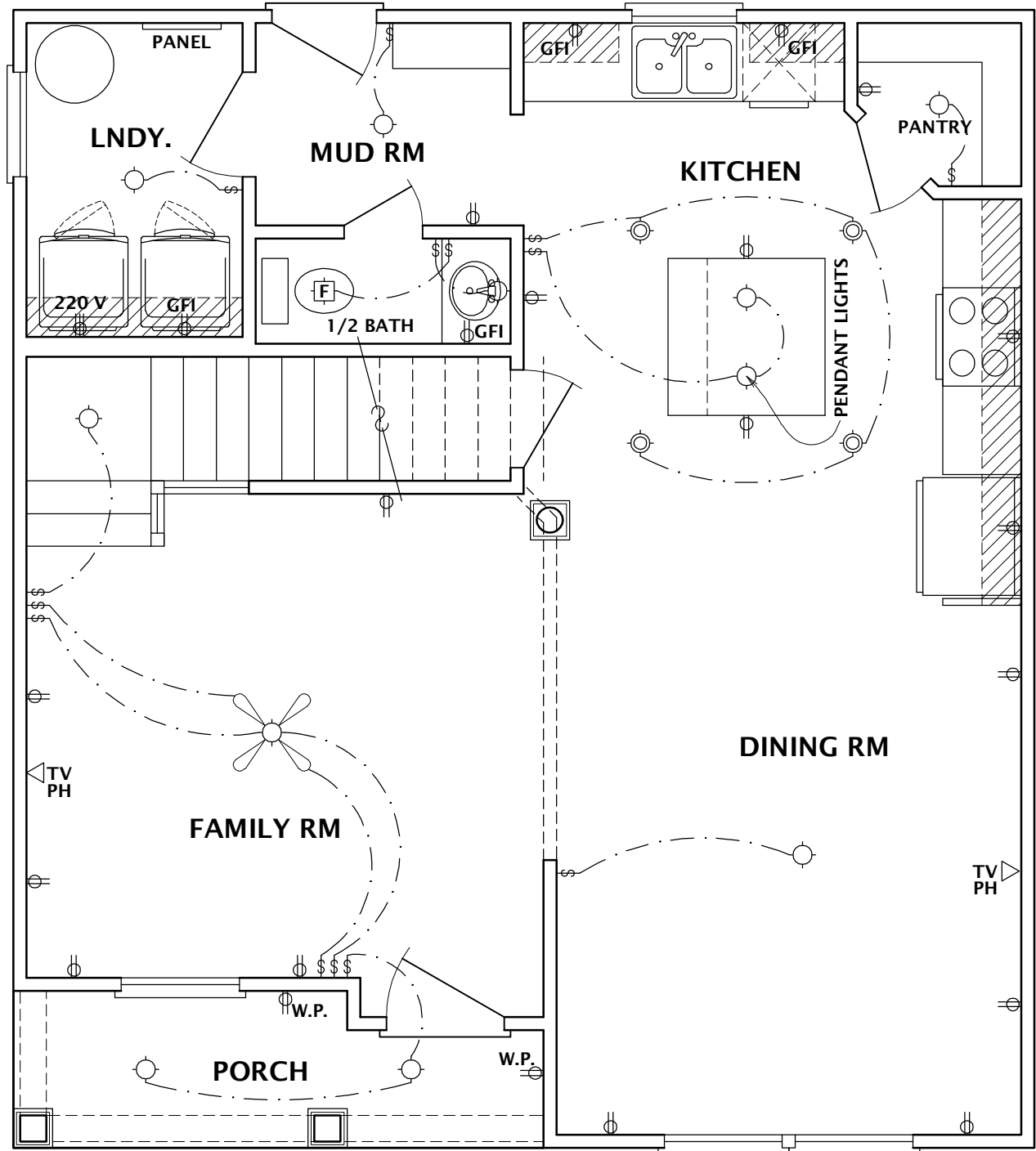
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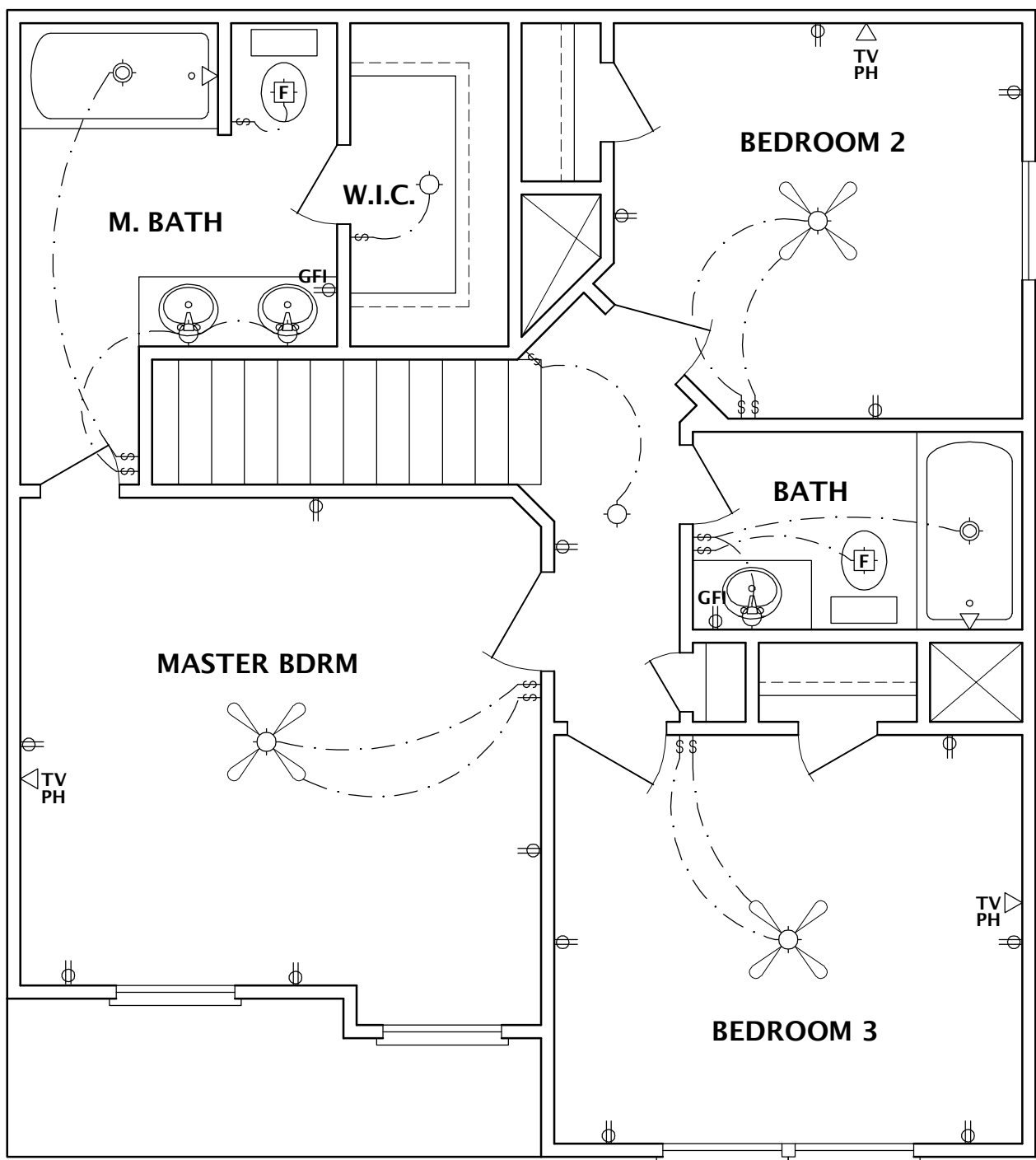
SAND HILLS
URBAN
DEVELOPMENT

ESTIMATED SQUARE FOOTAGE	
FIRST FLOOR HTD.	705 SQ. FT.
SECOND FLOOR HTD.	676 SQ. FT.
TOTAL HTD.	1381 SQ. FT.
FRONT PORCH/STOOP	49 SQ. FT.
TOTAL	1430 SQ. FT.

ISSUE DATE: FEBRUARY 25, 2019	
DESIGNED BY: CGP	DRAWN BY: CEP
SHEET TITLE: FIRST FLOOR PLAN	
PROJECT NUMBER: 1381	SHEET NUMBER: 4 OF 5



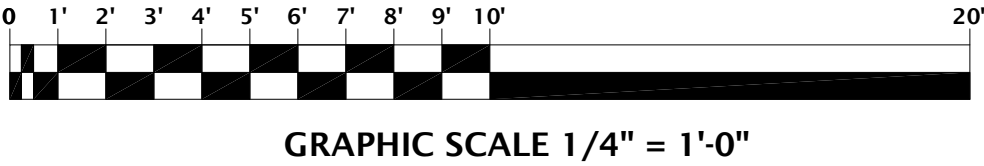
FIRST FLOOR ELECTRICAL
SCALE 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL
SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND	
CEILING FAN W/ LIGHT (PROVIDE ADEQUATE SUPPORT)	
CEILING FAN (PROVIDE ADEQUATE SUPPORT)	
WALL & CLG MOUNT LIGHT	
RECESSED LIGHT	
EXHAUST FAN W/ LIGHT	
EXHAUST FAN	
GARAGE DOOR OPENER	
SMOKE DETECTOR	
GARBAGE DISP.	
DUPLEX OUTLET	
WP DUPLEX OUTLET	
GROUND-FAULT DUPLEX OUTLET	
220 VOLT OUTLET	
ELECTRICAL PANEL	
TELEPHONE OUTLET	
CABLE TV OUTLET	
LIGHT SWITCH	
PUSH BUTTON FOR DOOR CHIME	
DOOR CHIME	
THERMOSTAT	
DOUBLE FLOOD LIGHT	

- NOTE:
- ALL ELECTRICAL TO BE PLACED PER CODES. CONTRACTOR TO MAKE ADJUSMENTS IN THE FIELD AS REQ'D.
 - OUTLETS TO BE PER CODE AND PER CONTRACTOR'S SCORE OF WORK. OUTLETS AS SHOWN ARE REQUIRED LOCATIONS.



GRAPHIC SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.		
REVISIONS		
NO.	DATE	DESCRIPTION
1	2/25/19	JOB# 2019-047

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CUSTOMER OR BUILDER:

SAND HILLS
URBAN
DEVELOPMENT

ISSUE DATE: FEBRUARY 25, 2019	
DESIGNED BY: CGP	DRAWN BY: CEP
SHEET TITLE: SECOND FLOOR PLAN	
PROJECT NUMBER: 1381	SHEET NUMBER: 5 OF 5

AHCD

Augusta Housing & Community Development

925 Laney Walker Blvd., 3rd Floor, Augusta, GA 30901

(706) 821-1797 Office (706) 821-1784 Fax www.augustaga.gov

Shauntia Lewis - Deputy Director

Homeowner Name:	ANTIOCH MINISTRIES	Contractor Name:	JLOVETT HOMES & CONSTRUCTION LLC
Homeowner's Address	1421 Brown Street	Contractor Address	3062 DAMASCUS ROAD SUITE G
City, State, Zip	Augusta Georgia 30901	City, State, Zip	AUGUSTA GA 30909
Phone		Phone	706-829 8718

Home Model Name:	Heated SF	1430	Total Construction Cost	\$ 197,228.04	Cost per Heated SF	\$ 137.92
Home Model Address:	Total SF	1381			Cost per Total SF	\$ 142.82

DESCRIPTION OF MATERIAL	UNIT	QUANTITY	MATERIAL COSTS PER UNIT	TOTAL MATERIAL COSTS	LABOR COST PER UNIT	TOTAL LABOR COST	TOTAL COST LABOR & MATERIAL
DEMOLITION							
Remove tree			\$ -	\$ -	\$ -	\$ -	\$ -
Lot Clearing & grading			\$ -	\$ -	\$ -	\$ -	\$ -
Demolish Fence			\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ -		\$ -	\$ -

FOUNDATION & MASONRY							
EXCAVATE FTG PERIMETER		128	\$ -	\$ -	\$ 6.00	768.00	\$ 768.00
CONCRETE FOOTER		12	\$ 156.00	\$ 1,600.00		\$ -	\$ 1,600.00
6 MIL POLY		2	\$ 100.00	\$ 200.00		\$ -	\$ 200.00
HOUSE/GARAGE FILL & TAMP		10	\$ 250.00	\$ 2,500.00	\$ 150.00	1,500.00	\$ 4,000.00

CONCRETE PAD FOR STEP		2	\$ 190.00	\$ 380.00	\$ 100.00	200.00	\$ 580.00
CONCRETE DRIVE WAY AND SIDE WALK		15	\$ 190.00	\$ 2,850.00	\$ 100.00	1,500.00	\$ 4,350.00
REINFORCEMENT BARS HORIZONTAL		1	\$ 850.00	\$ 850.00	\$ 50.00	50.00	\$ 900.00
REINFORCEMENT BARS VERTICAL		0	\$ -	\$ -	\$ -	\$ -	\$ -
ANCHOR BOLT		100	\$ 1.50	\$ 150.00	\$ 4.00	400.00	\$ 550.00
BUILD BLOCK WALL		450	\$ 2.00	\$ 900.00	\$ 2.75	1,237.50	\$ 2,137.50
HEADER BLOCKS		220	\$ 2.25	\$ 495.00	\$ 2.75	605.00	\$ 1,100.00
BLOCKS MORTAR MIX		35	\$ 15.00	\$ 525.00		\$ -	\$ 525.00
MORTAR SAND		1	\$ 450.00	\$ 450.00		\$ -	\$ 450.00
BRICK VANEER		3000	\$ 0.40	\$ 1,200.00	\$ 0.57	1,710.00	\$ 2,910.00
ROLOCK BRICK		500	\$ 0.40	\$ 200.00	\$ 0.57	285.00	\$ 485.00
BRICK MORTAR		40	\$ 16.00	\$ 640.00		\$ -	\$ 640.00
SLAB		0	\$ 156.00	\$ -	\$ 50.00	\$ -	\$ -
PORCH SLAB		6	\$ 190.00	\$ 1,140.00	\$ 50.00	300.00	\$ 1,440.00
BRICK STEP		5	\$ 50.00	\$ 250.00	\$ 50.00	250.00	\$ 500.00
WATER/SEWERAGE TAP		1	\$ -	\$ -	\$ 1,174.00	1,174.00	\$ 1,174.00
UTILITIES FEE		1	\$ 300.00	\$ 300.00		\$ -	\$ 300.00
ELECTRICAL FEE		1	\$ 300.00	\$ 300.00		\$ -	\$ 300.00
BUILDERS RISK		1	\$ 500.00	\$ 500.00		\$ -	\$ 500.00
LAYOUT BATTER BOARD		1	\$ 400.00	\$ 400.00		\$ -	\$ 400.00
SILT FENCE		250		\$ -	\$ 3.00	750.00	\$ 750.00
TERMITE TREATMENT		1		\$ -	\$ 500.00	500.00	\$ 500.00
PORT-O-LET		4	\$ 90.00	\$ 360.00	\$ -	\$ -	\$ 360.00
Section Total				\$ 16,190.00		11,229.50	\$ 27,419.50

EXTERIOR

COLUMNS		3	\$ 200.00	\$ 600.00	\$ 100.00	300.00	\$ 900.00
GUTTERS & DOWN SPOUTS		0	\$ -	\$ -	\$ -	\$ -	\$ -
LANDSCAPING		1	\$ -	\$ -	\$ 4,200.00	4,200.00	\$ 4,200.00
SPRINKLER SYSTEM		1	\$ -	\$ -	\$ 1,500.00	1,500.00	\$ 1,500.00
GRADING/SITE PREPARATION		1		\$ -	\$ -	\$ -	\$ -
Section Total				\$ 600.00		6,000.00	\$ 6,600.00

SIDING & PORCH							
HARDY PLANK		25	\$ 150.00	\$ 3,750.00	\$ 150.00	3,750.00	\$ 7,500.00
HARDY PLANK TRIM		712	\$ 2.00	\$ 1,424.00	\$ 1.50	1,068.00	\$ 2,492.00
FACIAL & FREEZE BOARD	If	1	\$ -	\$ -	\$ 4,719.00	4,719.00	\$ 4,719.00
hardi trim		0	\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 5,174.00		9,537.00	\$ 14,711.00

ROOFING							
		15	\$ 120.00	\$ 1,800.00	\$ 60.00	900.00	\$ 2,700.00
	If			\$ -	\$ 50.00	\$ -	\$ -
Section Total				\$ 1,800.00		900.00	\$ 2,700.00

FRAMING & FINISH CARPENTRY							
FRAMING PACKAGE & LABOR		1430	\$ 10.00	\$ 14,300.00	\$ 4.50	6,435.00	\$ 20,735.00
WINDOWS BLINDS		12	\$ 75.00	\$ 900.00	\$ -	\$ -	\$ 900.00
WINDOW & EXTERIOR DOORS		1	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00
INTERIOR DOOR & TRIM		1430	\$ 2.00	\$ 2,860.00	\$ 1.50	2,145.00	\$ 5,005.00
LOCKSET PACKAGE		1	\$ 600.00	\$ 600.00	\$ -	\$ -	\$ 600.00
GARAGE DOOR W /OPENER		0	\$ -	\$ -	\$ -	\$ -	\$ -
ATTIC STAIRWAYS		1	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ 250.00

MAIL BOX		1	\$ 75.00	\$ 75.00	\$ -	\$ -	\$ 75.00
HOUSE NUMBERS		1	\$ 20.00	\$ 20.00	\$ -	\$ -	\$ 20.00
CLOSET SHELVES		1	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 24,505.00		8,580.00	\$ 33,085.00

FINISHED FLOORING & TILE							
CARPET		100	\$ 20.00	\$ 2,000.00	\$ 4.00	400.00	\$ 2,400.00
EVT		600	\$ 3.50	\$ 2,100.00	\$ 3.50	2,100.00	\$ 4,200.00
CERAMIC TILE	If	210	\$ 6.00	\$ 1,260.00	\$ 3.50	735.00	\$ 1,995.00
Section Total				\$ 5,360.00		3,235.00	\$ 8,595.00

INSULATION							
		1	\$ -	\$ -	\$ 4,250.00	4,250.00	\$ 4,250.00
	If		\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ -		4,250.00	\$ 4,250.00

SHEETROCK/PLASTER							
		145	\$ 25.00	\$ 3,625.00	\$ 30.00	4,350.00	\$ 7,975.00
	If		\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 3,625.00		4,350.00	\$ 7,975.00

HEATING & AIR							
HEATING & AIR 14 SEER		2.5	\$ -	\$ -	\$ 4,500.00	11,250.00	\$ 11,250.00
VENT HOOD		1	\$ 107.11	\$ 107.11	\$ -	\$ -	\$ 107.11
A/C CAGE	If	1	\$ -	\$ -	\$ 450.00	450.00	\$ 450.00
Section Total				\$ 107.11		11,700.00	\$ 11,807.11

ELECTRICAL							
ELECTRICAL		1430	\$ -	\$ -	\$ 5.35	7,650.50	\$ 7,650.50
ALARM SYSTEM		1	\$ -	\$ -	\$ 650.00	650.00	\$ 650.00
LIGHT FIXTURE ALLOWANCE	If	1	\$ 2,581.47	\$ 2,581.47	\$ -	\$ -	\$ 2,581.47
Section Total				\$ 2,581.47		8,300.50	\$ 10,881.97

PLUMBING							
PLUMBING PACKAGE		1	\$ 10,234.00	\$ 10,234.00	\$ -	\$ -	\$ 10,234.00
	If	0	\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 10,234.00		\$ -	\$ 10,234.00

CABINETS & APPLIANCES							
BASE WALL CABINET		1	\$ 9,850.00	\$ 9,850.00	\$ -	\$ -	\$ 9,850.00
APPLIANCE PACKAGE	If	1	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -	\$ 3,200.00
GRANITE TOPS		1	\$ 3,258.00	\$ 3,258.00	\$ -	\$ -	\$ 3,258.00
Section Total				\$ 13,050.00		\$ -	\$ 16,308.00

PAINTING EXTERIOR/INTERIOR							
INTERIOR		1381	\$ -	\$ -	\$ 2.75	3,797.75	\$ 3,797.75
EXTERIOR	If	1430	\$ -	\$ -	\$ 1.75	2,502.50	\$ 2,502.50
Section Total				\$ -		6,300.25	\$ 6,300.25

SPECIALTIES							
Bathroom accessories		1	\$ 800.00	\$ 800.00	\$ 200.00	200.00	\$ 1,000.00
	If	0	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 800.00		200.00	\$ 1,000.00

CLEAN-UP & MISC.							
CLEAN HOUSE		1430	\$ -	\$ -	\$ 0.42	600.60	\$ 600.60
DUCK & BLOWER DOOR TEST		1		\$ -	\$ 450.00	450.00	\$ 450.00
DUMPSTER FEE		2		\$ -	\$ 550.00	1,100.00	\$ 1,100.00
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
	If	0	\$ 2.00	\$ -	\$ 50.00	\$ -	\$ -
Section Total				\$ -		2,150.60	\$ 2,150.60

SUMMARY	Total Material Costs	Total Labor Costs	Total Costs Labor & Materials
DEMOLITION	\$ -	\$ -	\$ -
FOUNDATION & MASONRY	\$ 16,190.00	\$ 11,229.50	\$ 27,419.50
EXTERIOR	\$ 600.00	\$ 6,000.00	\$ 6,600.00
SIDING & PORCH	\$ 5,174.00	\$ 9,537.00	\$ 14,711.00
ROOFING	\$ 1,800.00	\$ 900.00	\$ 2,700.00
FRAMING & FINISH CARPENTRY	\$ 24,505.00	\$ 8,580.00	\$ 33,085.00
FINISH FLOORING & TILE	\$ 5,360.00	\$ 3,235.00	\$ 8,595.00
INSULATION	\$ -	\$ 4,250.00	\$ 4,250.00
SHEETROCK/PLASTER	\$ 3,625.00	\$ 4,350.00	\$ 7,975.00
HEATING & AIR	\$ 107.11	\$ 11,700.00	\$ 11,807.11
ELECTRICAL	\$ 2,581.47	\$ 8,300.50	\$ 10,881.97
PLUMBING	\$ 10,234.00	\$ -	\$ 10,234.00
CABINETS & APPLIANCES	\$ 13,050.00	\$ -	\$ 16,308.00
PAINTING	\$ -	\$ 6,300.25	\$ 6,300.25
SPECIALTIES	\$ 800.00	\$ 200.00	\$ 1,000.00
CLEAN-UP & MISC.	\$ -	\$ 2,150.60	\$ 2,150.60
TOTAL CONSTRUCTION COST	\$ 84,026.58	\$ 76,732.85	\$ 164,017.43

CONTINGENCY	0%		\$	-
OVERHEAD/PROFITS	16%		\$	26,242.79
privacy fence			\$	6,000.00
pump truck				
PERMITS			\$	467.82
2/10 WARRANTY			\$	500.00
TOTAL CONSTRUCTION COST			\$	197,228.04

AHCD

Augusta Housing & Community Development

925 Laney Walker Blvd., 3rd Floor, Augusta, GA 30901

(706) 821-1797 Office (706) 821-1784 Fax www.augustaga.gov

Shauntia Lewis - Deputy Director

Homeowner Name:	ANTIOCH MINISTRIES	Contractor Name:	JLOVETT HOMES & CONSTRUCTION LLC
Homeowner's Address	1423 Brown Street	Contractor Address	3062 DAMASCUS ROAD SUITE G
City, State, Zip	Augusta Georgia 30901	City, State, Zip	AUGUSTA GA 30909
Phone		Phone	706-829 8718

Home Model Name:	Heated SF	1430	Total Construction Cost	\$ 197,228.04	Cost per Heated SF	\$	137.92
Home Model Address:	Total SF	1381			Cost per Total SF	\$	142.82

DESCRIPTION OF MATERIAL	UNIT	QUANTITY	MATERIAL COSTS PER UNIT	TOTAL MATERIAL COSTS	LABOR COST PER UNIT	TOTAL LABOR COST	TOTAL COST LABOR & MATERIAL
DEMOLITION							
Remove tree			\$ -	\$ -	\$ -	\$ -	\$ -
Lot Clearing & grading			\$ -	\$ -	\$ -	\$ -	\$ -
Demolish Fence			\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ -		\$ -	\$ -

FOUNDATION & MASONRY							
EXCAVATE FTG PERIMETER		128	\$ -	\$ -	\$ 6.00	768.00	\$ 768.00
CONCRETE FOOTER		12	\$ 156.00	\$ 1,600.00		\$ -	\$ 1,600.00
6 MIL POLY		2	\$ 100.00	\$ 200.00		\$ -	\$ 200.00
HOUSE/GARAGE FILL & TAMP		10	\$ 250.00	\$ 2,500.00	\$ 150.00	1,500.00	\$ 4,000.00

CONCRETE PAD FOR STEP		2	\$ 190.00	\$ 380.00	\$ 100.00	200.00	\$ 580.00
CONCRETE DRIVE WAY AND SIDE WALK		15	\$ 190.00	\$ 2,850.00	\$ 100.00	1,500.00	\$ 4,350.00
REINFORCEMENT BARS HORIZONTAL		1	\$ 850.00	\$ 850.00	\$ 50.00	50.00	\$ 900.00
REINFORCEMENT BARS VERTICAL		0	\$ -	\$ -	\$ -	-	\$ -
ANCHOR BOLT		100	\$ 1.50	\$ 150.00	\$ 4.00	400.00	\$ 550.00
BUILD BLOCK WALL		450	\$ 2.00	\$ 900.00	\$ 2.75	1,237.50	\$ 2,137.50
HEADER BLOCKS		220	\$ 2.25	\$ 495.00	\$ 2.75	605.00	\$ 1,100.00
BLOCKS MORTAR MIX		35	\$ 15.00	\$ 525.00		\$ -	\$ 525.00
MORTAR SAND		1	\$ 450.00	\$ 450.00		\$ -	\$ 450.00
BRICK VANEER		3000	\$ 0.40	\$ 1,200.00	\$ 0.57	1,710.00	\$ 2,910.00
ROLOCK BRICK		500	\$ 0.40	\$ 200.00	\$ 0.57	285.00	\$ 485.00
BRICK MORTAR		40	\$ 16.00	\$ 640.00		\$ -	\$ 640.00
SLAB		0	\$ 156.00	\$ -	\$ 50.00	\$ -	\$ -
PORCH SLAB		6	\$ 190.00	\$ 1,140.00	\$ 50.00	300.00	\$ 1,440.00
BRICK STEP		5	\$ 50.00	\$ 250.00	\$ 50.00	250.00	\$ 500.00
WATER/SEWERAGE TAP		1	\$ -	\$ -	\$ 1,174.00	1,174.00	\$ 1,174.00
UTILITIES FEE		1	\$ 300.00	\$ 300.00		\$ -	\$ 300.00
ELECTRICAL FEE		1	\$ 300.00	\$ 300.00		\$ -	\$ 300.00
BUILDERS RISK		1	\$ 500.00	\$ 500.00		\$ -	\$ 500.00
LAYOUT BATTER BOARD		1	\$ 400.00	\$ 400.00		\$ -	\$ 400.00
SILT FENCE		250		\$ -	\$ 3.00	750.00	\$ 750.00
TERMITE TREATMENT		1		\$ -	\$ 500.00	500.00	\$ 500.00
PORT-O-LET		4	\$ 90.00	\$ 360.00	\$ -	\$ -	\$ 360.00
Section Total				\$ 16,190.00		11,229.50	\$ 27,419.50

EXTERIOR

COLUMNS		3	\$ 200.00	\$ 600.00	\$ 100.00	300.00	\$ 900.00
GUTTERS & DOWN SPOUTS		0	\$ -	\$ -	\$ -	\$ -	\$ -
LANDSCAPING		1	\$ -	\$ -	\$ 4,200.00	4,200.00	\$ 4,200.00
SPRINKLER SYSTEM		1	\$ -	\$ -	\$ 1,500.00	1,500.00	\$ 1,500.00
GRADING/SITE PREPARATION		1		\$ -	\$ -	\$ -	\$ -
Section Total				\$ 600.00		6,000.00	\$ 6,600.00

SIDING & PORCH							
HARDY PLANK		25	\$ 150.00	\$ 3,750.00	\$ 150.00	3,750.00	\$ 7,500.00
HARDY PLANK TRIM		712	\$ 2.00	\$ 1,424.00	\$ 1.50	1,068.00	\$ 2,492.00
FACIAL & FREEZE BOARD	If	1	\$ -	\$ -	\$ 4,719.00	4,719.00	\$ 4,719.00
hardi trim		0	\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 5,174.00		9,537.00	\$ 14,711.00

ROOFING							
		15	\$ 120.00	\$ 1,800.00	\$ 60.00	900.00	\$ 2,700.00
	If			\$ -	\$ 50.00	\$ -	\$ -
Section Total				\$ 1,800.00		900.00	\$ 2,700.00

FRAMING & FINISH CARPENTRY							
FRAMING PACKAGE & LABOR		1430	\$ 10.00	\$ 14,300.00	\$ 4.50	6,435.00	\$ 20,735.00
WINDOWS BLINDS		12	\$ 75.00	\$ 900.00	\$ -	\$ -	\$ 900.00
WINDOW & EXTERIOR DOORS		1	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00
INTERIOR DOOR & TRIM		1430	\$ 2.00	\$ 2,860.00	\$ 1.50	2,145.00	\$ 5,005.00
LOCKSET PACKAGE		1	\$ 600.00	\$ 600.00	\$ -	\$ -	\$ 600.00
GARAGE DOOR W /OPENER		0	\$ -	\$ -	\$ -	\$ -	\$ -
ATTIC STAIRWAYS		1	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ 250.00

MAIL BOX		1	\$ 75.00	\$ 75.00	\$ -	\$ -	\$ 75.00
HOUSE NUMBERS		1	\$ 20.00	\$ 20.00	\$ -	\$ -	\$ 20.00
CLOSET SHELVES		1	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 24,505.00		8,580.00	\$ 33,085.00

FINISHED FLOORING & TILE							
CARPET		100	\$ 20.00	\$ 2,000.00	\$ 4.00	400.00	\$ 2,400.00
EVT		600	\$ 3.50	\$ 2,100.00	\$ 3.50	2,100.00	\$ 4,200.00
CERAMIC TILE	If	210	\$ 6.00	\$ 1,260.00	\$ 3.50	735.00	\$ 1,995.00
Section Total				\$ 5,360.00		3,235.00	\$ 8,595.00

INSULATION							
		1	\$ -	\$ -	\$ 4,250.00	4,250.00	\$ 4,250.00
	If		\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ -		4,250.00	\$ 4,250.00

SHEETROCK/PLASTER							
		145	\$ 25.00	\$ 3,625.00	\$ 30.00	4,350.00	\$ 7,975.00
	If		\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 3,625.00		4,350.00	\$ 7,975.00

HEATING & AIR							
HEATING & AIR 14 SEER		2.5	\$ -	\$ -	\$ 4,500.00	11,250.00	\$ 11,250.00
VENT HOOD		1	\$ 107.11	\$ 107.11	\$ -	\$ -	\$ 107.11
A/C CAGE	If	1	\$ -	\$ -	\$ 450.00	450.00	\$ 450.00
Section Total				\$ 107.11		11,700.00	\$ 11,807.11

ELECTRICAL							
ELECTRICAL		1430	\$ -	\$ -	\$ 5.35	7,650.50	\$ 7,650.50
ALARM SYSTEM		1	\$ -	\$ -	\$ 650.00	650.00	\$ 650.00
LIGHT FIXTURE ALLOWANCE	If	1	\$ 2,581.47	\$ 2,581.47	\$ -	\$ -	\$ 2,581.47
Section Total				\$ 2,581.47		8,300.50	\$ 10,881.97

PLUMBING							
PLUMBING PACKAGE		1	\$ 10,234.00	\$ 10,234.00	\$ -	\$ -	\$ 10,234.00
	If	0	\$ -	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 10,234.00		\$ -	\$ 10,234.00

CABINETS & APPLIANCES							
BASE WALL CABINET		1	\$ 9,850.00	\$ 9,850.00	\$ -	\$ -	\$ 9,850.00
APPLIANCE PACKAGE	If	1	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -	\$ 3,200.00
GRANITE TOPS		1	\$ 3,258.00	\$ 3,258.00	\$ -	\$ -	\$ 3,258.00
Section Total				\$ 13,050.00		\$ -	\$ 16,308.00

PAINTING EXTERIOR/INTERIOR							
INTERIOR		1381	\$ -	\$ -	\$ 2.75	3,797.75	\$ 3,797.75
EXTERIOR	If	1430	\$ -	\$ -	\$ 1.75	2,502.50	\$ 2,502.50
Section Total				\$ -		6,300.25	\$ 6,300.25

SPECIALTIES							
Bathroom accessories		1	\$ 800.00	\$ 800.00	\$ 200.00	200.00	\$ 1,000.00
	If	0	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Section Total				\$ 800.00		200.00	\$ 1,000.00

CLEAN-UP & MISC.							
CLEAN HOUSE		1430	\$ -	\$ -	\$ 0.42	600.60	\$ 600.60
DUCK & BLOWER DOOR TEST		1		\$ -	\$ 450.00	450.00	\$ 450.00
DUMPSTER FEE		2		\$ -	\$ 550.00	1,100.00	\$ 1,100.00
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
	If	0	\$ 2.00	\$ -	\$ 50.00	\$ -	\$ -
Section Total				\$ -		2,150.60	\$ 2,150.60

SUMMARY	Total Material Costs	Total Labor Costs	Total Costs Labor & Materials
DEMOLITION	\$ -	\$ -	\$ -
FOUNDATION & MASONRY	\$ 16,190.00	\$ 11,229.50	\$ 27,419.50
EXTERIOR	\$ 600.00	\$ 6,000.00	\$ 6,600.00
SIDING & PORCH	\$ 5,174.00	\$ 9,537.00	\$ 14,711.00
ROOFING	\$ 1,800.00	\$ 900.00	\$ 2,700.00
FRAMING & FINISH CARPENTRY	\$ 24,505.00	\$ 8,580.00	\$ 33,085.00
FINISH FLOORING & TILE	\$ 5,360.00	\$ 3,235.00	\$ 8,595.00
INSULATION	\$ -	\$ 4,250.00	\$ 4,250.00
SHEETROCK/PLASTER	\$ 3,625.00	\$ 4,350.00	\$ 7,975.00
HEATING & AIR	\$ 107.11	\$ 11,700.00	\$ 11,807.11
ELECTRICAL	\$ 2,581.47	\$ 8,300.50	\$ 10,881.97
PLUMBING	\$ 10,234.00	\$ -	\$ 10,234.00
CABINETS & APPLIANCES	\$ 13,050.00	\$ -	\$ 16,308.00
PAINTING	\$ -	\$ 6,300.25	\$ 6,300.25
SPECIALTIES	\$ 800.00	\$ 200.00	\$ 1,000.00
CLEAN-UP & MISC.	\$ -	\$ 2,150.60	\$ 2,150.60
TOTAL CONSTRUCTION COST	\$ 84,026.58	\$ 76,732.85	\$ 164,017.43

CONTINGENCY	0%		\$	-
OVERHEAD/PROFITS	16%		\$	26,242.79
privacy fence			\$	6,000.00
pump truck				
PERMITS			\$	467.82
2/10 WARRANTY			\$	500.00
TOTAL CONSTRUCTION COST			\$	197,228.04



Administrative Services Committee Meeting

Meeting Date:

2025 – Fleet Capital Vehicle Purchases

- Department:** Central Services – Fleet Management
- Presenter:** Ron Lampkin; Interim Central Services Director
- Caption:** Motion to approve the purchase of six vehicles, at a total cost of \$283,791.12 from Akins Ford Dodge for various departments.
- Background:** Central Services-Fleet Management requests the purchase of six vehicles for various departments. Fleet staff located five suitable vehicles on Akins Ford Dodge vehicle lot and are prepared to place an order for an additional vehicle from the same dealership. Akins Ford Dodge remains lower than that of the state contractor, Allan Vigil Ford.

Department	Current Asset	New Asset	Akins Ford Dodge	Allan Vigil	Funding
Central Services - Facilities Division	F02316, 2003 Ford F150	2025 Ford F150	\$45,662.24	\$48,379.50	Fleet Capital
Planning Department - Code Enforcement	210148, 2011 Ford Ranger	2025 Ford F150	\$45,662.24	\$48,379.50	Fleet Capital - Green Augusta
Information Technology	994230, 1999 Ford E350	2025 Ford PHEV Escape	\$38,147.00	\$44,320.50	Fleet Capital - Green Augusta
Recreation	994441, 2001 Ford F250	2025 Ford F250	\$58,496.24	\$60,095.50	Fleet Capital
Procurement	214171, 2014 Ford Transit Connect	2025 Ford Escape	\$29,973.50	\$34,331.50	Fleet Capital
Juvenile Court	No replacement	2025 Ford Transit Passenger van	\$65,850.00	Not Available for order	Fleet Capital

Akins Dodge Ford is holding the five vehicles and will order the sixth vehicle after the Augusta Commission has approved the orders. Once approved, Fleet Management will acquire the purchase orders and submit it to the vendor for delivery of the asset purchases.

The following departments are replacing assets that meet the Fleet Management, Operations, Maintenance and Replacement Policy criteria.

- Central Services – Facilities (1)
- Information Technology (1)
- Planning and Development – Code Enforcement (1)
- Procurement (1)
- Recreation (1)

Juvenile Court is requesting the purchase of one new van for transportation of juveniles participating in the programs.

Analysis: The Procurement Department approved the request and issued a letter of intent to purchase the six vehicles utilizing Fleet capital acct #272-01-6440/54-22210.

Financial Impact: Fleet Capital – (272-01-6440/54-22210) - \$283,791.12

Alternatives (1) Approve (2) Do not approve

Recommendation: Motion to approve the purchase of six vehicles, at a total cost of \$283,791.12 from Akins Ford Dodge for various departments.

REVIEWED N/A

AND

APPROVED BY:

PROCUREMENT DEPARTMENT



Darrell White
Interim Director

LETTER OF INTENT TO PURCHASE VEHICLE(S) FROM AKINS FORD DODGE

This letter of intent dated, **June 11, 2025**, is to inform you that the Central Services Department – Fleet Management Division has concluded that we intend to purchase: **two (2) 2025 Ford 150's, one (1) 2025 Ford PHEV Escape, one (1) 2025 Ford F250, one (1) 2025 Ford Escape, and one (1) 2025 Ford Transit Passenger Van** for the below listed Department(s).

Vehicles: Two (2) 2025 Ford 150's; One (1) 2025 Ford PHEV Escape, One (1) 2025 Ford F250, One (1) 2025 Ford Escape, and One (1) 2025 Ford Transit Passenger Van

The specific specifications and pricing information for this purchase are attached.

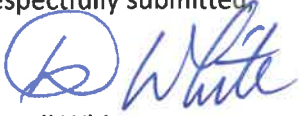
1. **Buyer:** Augusta, Georgia
2. **Seller:** Akins Ford Dodge P.O. Box 280 Winder, GA 30680
3. **Vehicles Total Purchase Price:** \$283,791.22

Vehicle(s) to be purchased and Department(s) to receive vehicles:

# of Vehicles	Department	Division	Price
One (1) 2025 Ford F150	Central Services	Facilities Division	\$45,662.24
One (1) 2025 Ford F150	Planning Department	Code Enforcement	\$45,662.24
One (1) Ford PHEV Escape	Information Technology		\$38,147.00
One (1) Ford F250	Parks & Recreation Department		\$58,496.24
One (1) Ford Escape	Procurement Department		\$29,973.50
One (1) Ford Transit Passenger Van	Juvenile Court		\$65,850.00

A purchase order will be provided upon the approval of the Augusta, Georgia Commission.

Respectfully submitted,



Darrell White

Interim Director of Procurement

Attachments: Vehicle Purchase Price /Specifications/Quotes



Central Services Department

Ron Lampkin, Interim Director
LaQuona Sanderson, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

MEMORANDUM

TO: Darrell White, Interim Director, Procurement Director

FROM: Ron Lampkin, Interim Director, Central Services Director

DATE: June 9, 2025

SUBJECT: Request LOI to purchase six vehicles for the various Departments

Central Services-Fleet Management requests LOI to purchase six vehicles for various departments. Fleet staff located five suitable vehicles on Akins Ford Dodge vehicle lot, and they are prepared to place an order for an additional vehicle from the same dealership. Akins Ford Dodge remains lower than that of the state contractor, Allan Vigil Ford.

Department	Current Asset	New Asset	Akins Ford Dodge	Allan Vigil
Central Services - Facilities Division	F02316, 2003 Ford F150	2025 Ford F150	\$45,662.24	\$48,379.50
Planning Department - Code Enforcement	210148, 2011 Ford Ranger	2025 Ford F150	\$45,662.24	\$48,379.50
Information Technology	994230, 1999 Ford E350	2025 Ford PHEV Escape	\$38,147.00	\$44,320.50
Recreation	994441, 2001 Ford F250	2025 Ford F250	\$58,496.24	\$60,095.50
Procurement	214171, 2014 Ford Transit Connect	2025 Ford Escape	\$29,973.50	\$34,331.50
Juvenile Court	No replacement	2025 Ford Transit Passenger van	\$65,850.00	Not Available for order

Akins Dodge Ford is holding the five vehicles and will order the sixth vehicle after the Augusta Commission has approved the orders. Funding for all vehicles is available in Fleet Capital account #272016440.

Once approved, Fleet Management will acquire the purchase orders and submit it to the vendor for delivery of the asset purchases. Please contact Fleet Management with any questions or concerns.

RL/lis



BUYER'S ORDER / INVOICE / BILL OF SALE



P.O. Box 280 • Winder, GA 30680 • 770-867-9136 • 800-282-7872 • www.akinsford.com • sales @ akinsford.net

CUSTOMER INFORMATION FOR TITLE PURPOSES										SALESPERSON		PROSPECT #			
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS										J FARRIBA					
AUGUSTA GEORGIA										STOCK NUMBER		DATE			
										SKE11091		06/09/25			
										TYPE - R.F.W.T.L.		FLEET#			
STREET ADDRESS				CITY			COUNTY		STATE		ZIP CODE				
MAILING ADDRESS				CITY			COUNTY		STATE		ZIP CODE				
HOME PHONE				CELL OR PAGER #			OFFICE OR WORK PHONE		E-MAIL ADDRESS						
PRIMARY PURCHASER INFORMATION										BASE PRICE					
SOCIAL SECURITY			DRIVER'S LICENSE #			DATE OF BIRTH			NAD #			UPFIT		\$42,000.00	
VEHICLE PURCHASED										DELIVERY					
TYPE		YEAR		MAKE		MODEL		BODY		SB & BL					
NEW		2025		FORD		F150		SUPERCAB							
CYLINDERS		TRANSMISSION		FUEL		COLOR		TRIM		VIN		TOTAL PRICE INCLUDING DEALER OPTIONS			
2		AUTO		UNL		WHITE		XL		1FTEX1KPKXSKE11091		\$45,662.24			
KEY CODE		OTHER								ODOMETER		ADJUSTED PRICE INCL DISCOUNT(S)			
												\$45,662.24			
TRADE-IN #1										GROSS TRADE-IN ALLOWANCE					
YEAR		MAKE		VIN						TRADE DIFFERENCE					
												\$45,662.24			
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$				SERVICE & DOCUMENTATION FEE					
												\$0.00			
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER						TAXABLE AMOUNT					
												\$45,662.24			
PAYOFF OWED TO		PHONE NUMBER		QUOTED BY						SALES TAX					
										0%		\$0.00			
ADDRESS		CITY		STATE		ZIP CODE				TAG & TITLE FEE					
												\$0.00			
TRADE-IN #2										GA WARRANTY RIGHTS FEE (NEW ONLY)					
YEAR		MAKE		VIN						PRICE INCLUDING TAX & FEES					
												\$45,662.24			
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$				BALANCE OWED ON TRADE(S)					
												\$0.00			
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER						TOTAL PURCHASE PRICE W/TRADES					
												\$45,662.24			
PAYOFF OWED TO		PHONE NUMBER		QUOTED BY						REBATE(S) ASSIGNED TO DEALER					
												\$0.00			
ADDRESS		CITY		STATE		ZIP CODE				DEPOSIT RECEIPT #					
												\$0.00			
LIEN HOLDER										CASH DOWN RECEIPT \$					
PURCHASED VEHICLE LIEN HOLDER					LIEN HOLDER CODE										
										SERVICE CONTRACT					
ADDRESS					CITY										
STATE					ZIP CODE					GAP					
INSURANCE										UNPAID BALANCE					
COMPANY					POLICY NUMBER										
										NET DUE UPON DEL CASH/CHECK CONTRACT					
AGENT					PHONE										
ADDRESS					CITY										
STATE					ZIP CODE										

Purchaser agrees that this Order, including all the terms on BOTH THE FACE AND REVERSE SIDE HEREOF, and any retail installment sales contract reflecting the above transaction cancel and supercede any prior agreement or contract and compromise the complete and exclusive statement of the terms. Purchaser agrees that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE, AND FURTHERMORE IN THE EVENT OF A TIME SALE, THIS ORDER SHALL NOT BE BINDING UNTIL THE RETAIL INSTALLMENT SALES CONTRACT IS SIGNED BY PURCHASER AND HAS BEEN APPROVED BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE SAID CONTRACT ON SUCH TERMS. This agreement cannot be modified except by express agreement of the parties. Purchaser by his executing of the Agreement acknowledges that he has read the terms and conditions and has received a true copy of the agreement.

PURCHASER'S SIGNATURE _____	DATE _____	ACCEPTED BY: _____	DEALER OR HIS AUTHORIZED REPRESENTATIVE
CO-PURCHASER'S SIGNATURE _____	DATE _____		

WEST WARNING EQUIPMENT SALES & SERVICE, LLC

QUOTE

115 SAND BAR FERRY ROAD
AUGUSTA, GA 30901

Phone # 706-855-6916

E-mail

laurawest1@comcast.net

Date

Quote #

6/6/2025

8435

Name / Address

FIRSTVEHICLE-TRANSEDEV US
ATTN: ACCOUNTS PAYABLE
720 E. BUTTERFIELD RD
STE 300
LOMBARD IL 60148

Qty	Item	Description	Rate	Total
1	Misc	2025 FORD F150 COUNTY PACKAGE		
		15" LED MINI BAR-AMBER (CLEAR LENS) W/ MOUNTING	1,204.50	1,204.50
		RACK AND SWITCH		
1	Misc	BACK UP ALARM	119.00	119.00
1	Misc	5LB FIRE EXT W/ VEHICLE BRKT	109.00	109.00
1	Misc	STANDARD CHROME TOOLBOX	695.00	695.00
1	Misc	TRIPLE OUTLET	79.00	79.00
1	Misc	TINT - 2 ROLL DOWNS & STRIP	195.00	195.00
1	LABOR	LABOR TO INSTALL	0.00	0.00
<p>NOTE: WE TYPICALLY KEEP ONE TO TWO MINI BARS IN HOUSE, BACK UP ALARMS AND TRIPLE OUTLETS ARE A STOCKED ITEM- IF WE ARE OUT OF STOCK ON ANY OF THIS ITEMS THE MANUFACTURE(S) ARE RUNNING TWO TO TWO AND ONE HALF WEEKS FROM ORDER DATE- TOOLBOXES ARE AT A WAREHOUSE AND THEY TYPICALLY HAVE 10 TO 15 IN STOCK AND CAN BE DELIVERED IN TWO TO THREE DAYS-ONCE PURCHASE ORDER IS RECEIVED, VEHICLE HAS COME IN AND PRODUCT(S) ARRIVE- WE CAN PICK IT UP / DROPPED OFF THE FOLLOWING WEEK</p>				
This Quote is an offer by West Warning Equipment to purchase Goods and/or provide Services (as applicable) to the recipient of this quote in accordance with the specifications stated herein. This Quote is not binding or accepted until the recipient supplies West Warning Equipment with a purchase order for the quoted goods and/or services. Commencement of purchasing goods and/or providing services will occur once both parties agree upon a date. Quoted Prices are good for 30 days			Sales Tax (8.5%)	\$0.00
			Total	\$2,401.50

Planning Dept

Item 8.

Akins



BUYER'S ORDER / INVOICE / BILL OF SALE

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CUSTOMER INFORMATION FOR TITLE PURPOSES						SALES PERSON		PROSPECT #		
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS AUGUSTA GEORGIA						STOCK NUMBER SKE10412		DATE 06/09/25		
STREET ADDRESS						CITY		COUNTY		
MAILING ADDRESS						CITY		COUNTY		
HOME PHONE						CELL OR PAGER #		OFFICE OR WORK PHONE		
E-MAIL ADDRESS						STATE GA		ZIP CODE		
PRIMARY PURCHASER INFORMATION						BASE PRICE		\$42,000.00		
SOCIAL SECURITY		DRIVER'S LICENSE #		DATE OF BIRTH		NAD #		UPFIT \$2,401.50		
VEHICLE PURCHASED						DELIVERY		\$150.00		
TYPE NEW	YEAR 2025	MAKE FORD	MODEL F150	BODY SUPERCAB		SB & BL		\$1,110.74		
CYLINDERS 2	TRANSMISSION AUTO	FUEL UNL	COLOR WHITE	TRIM XL	VIN 1FTEX1KPKXSKE10412	TOTAL PRICE INCLUDING DEALER OPTIONS		\$45,662.24		
KEY CODE		OTHER		ODOMETER		ADJUSTED PRICE INCL DISCOUNT(S)		\$45,662.24		
TRADE-IN #1						GROSS TRADE-IN ALLOWANCE		\$0.00		
YEAR	MAKE	VIN		ODOMETER		TRADE ALLOWANCE \$		TRADE DIFFERENCE		
MODEL	STOCK NUMBER	ACCOUNT NUMBER		PHONE NUMBER		QUOTED BY		\$45,662.24		
PAYOFF AMOUNT	GOOD UNTIL	STATE		ZIP CODE		SERVICE & DOCUMENTATION FEE		\$0.00		
PAYOFF OWED TO	ADDRESS		CITY		STATE		ZIP CODE		\$0.00	
TRADE-IN #2						TAXABLE AMOUNT		\$45,662.24		
YEAR	MAKE	VIN		ODOMETER		TRADE ALLOWANCE \$		SALES TAX 0%		
MODEL	STOCK NUMBER	ACCOUNT NUMBER		PHONE NUMBER		QUOTED BY		\$0.00		
PAYOFF AMOUNT	GOOD UNTIL	STATE		ZIP CODE		TAG & TITLE FEE		\$0.00		
PAYOFF OWED TO	ADDRESS		CITY		STATE		ZIP CODE		\$0.00	
LIEN HOLDER						PRICE INCLUDING TAX & FEES		\$45,662.24		
PURCHASED VEHICLE LIEN HOLDER		LIEN HOLDER CODE		BALANCE OWED ON TRADE(S)		TOTAL PURCHASE PRICE W/TRADES		\$45,662.24		
ADDRESS		CITY		STATE		ZIP CODE		\$0.00		
INSURANCE						REBATE(S) ASSIGNED TO DEALER		\$0.00		
COMPANY		POLICY NUMBER		DEPOSIT RECEIPT #		CASH DOWN RECEIPT \$		\$0.00		
AGENT		PHONE		SERVICE CONTRACT		GAP		\$0.00		
ADDRESS		CITY		STATE		ZIP CODE		\$0.00		
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PURCHASER'S SIGNATURE		DATE		ACCEPTED BY:		DEALER OR HIS AUTHORIZED REPRESENTATIVE		NET DUE UPON DEL CASH/CHECK CONTRACT		
CO-PURCHASER'S SIGNATURE		DATE						\$45,662.24		

WEST WARNING EQUIPMENT SALES & SERVICE, LLC

QUOTE

115 SAND BAR FERRY ROAD
AUGUSTA, GA 30901

Phone # 706-855-6916

E-mail
laurawest1@comcast.net

Date	Quote #
6/6/2025	8435

Name / Address
FIRSTVEHICLE-TRANSDEV US ATTN: ACCOUNTS PAYABLE 720 E. BUTTERFIELD RD STE 300 LOMBARD IL 60148

Qty	Item	Description	Rate	Total
1	Misc	2025 FORD F150 COUNTY PACKAGE		
		15" LED MINI BAR-AMBER (CLEAR LENS) W/ MOUNTING RACK AND SWITCH	1,204.50	1,204.50
1	Misc	BACK UP ALARM	119.00	119.00
1	Misc	5LB FIRE EXT W/ VEHICLE BRKT	109.00	109.00
1	Misc	STANDARD CHROME TOOLBOX	695.00	695.00
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Sales Tax (8.5%)

\$0.00

Total

\$2,401.50

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, LWB

Base Price **\$ 38,993.00**

SWC #99999-SPD-ES40199373-002

Equipment included in base price:

2.7L V-6 Engine

10 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Long bed 8'
Power Windows, Locks & Mirrors
Cruise control
P245/70R17 Tires
Ford SYNC (Bluetooth)

Options	Price	Code
5.0L V8 Flex Fuel engine	2,350.00	995
3.5L V6 EcoBoost engine**	2,948.00	99G
Extended range fuel tank**	410.00	655
Super Cab (6.5 ft. bed)	5,735.00	\$ 5,735.00 X1C
4x4 Option- Regular cab	5,225.00	F1E
4X4 Option- Super&Crew Cabs	5,525.00	X1E
Crew Cab SWB (5.5 ft bed)	8,765.00	W1Cs
Crew Cab LWB* (6.5 ft bed)	9,995.00	W1C/Long
*** (4x4) ONLY		
Limited Slip Axle	1,345.00	XL3
Daytime Running Lights	95.00	942
Rear Parking Sencers		
LT265/70R17C A/T tires	562.00	T7C
Class IV Hitch (w/o tow pkg)	495.00	53B
Trailer Tow Pkg	1,525.00	53A

Exterior Colors Interior Color
Gray

YZ Oxford White
HX Antimatter Blue
B3 Atlas Blue
JS Iconic Silver
UM Agate Black
M7 Carbonized Gray

"
"
"
"
"
"

Running boards (black) 475.00 **\$ 475.00 18B**

40-20-40 Cloth Split Bench 725.00 CS

Rear window defroster n/a REC 305.00 57Q/924

LED Warning Beacons
top brake light mounted 950.00 94S

Spray-in Bedliner 625.00 **\$ 625.00 ATK**

Carpeted floor mats 125.00

XLT Package 6,650.00 303a

Options total

Other vendor added equipment **\$ 2,401.50**

Delivery **\$ 150.00**

\$ 48,379.50

Total

Contact person

Agency

Phone Number

FOB Allan Vigil Ford
Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

678-364-3910 Fax

ESTIMATE

Blue Badger Upfitters LLC
4107 Colben Blvd
Evans, GA 30809-6102

julie@bluebadgerupfitters.com
+1 (706) 524-0996

**Bill to**

Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Ship to

Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Estimate details

Estimate no.: 1066
Estimate date: 06/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.		2024/2025 FORD F150-COUNTY EMERGENCY EQUIPMENT PACKAGE			
2.	Vehicle Parts	FED SIG HEADLIGHTER ELITE AMBER	1	\$325.00	\$325.00
3.	Vehicle Parts	BACKUP ALARM	1	\$125.00	\$125.00
4.	Vehicle Parts	TOOL BOX	1	\$626.75	\$626.75
5.	Vehicle Parts	TRIPLET OUTLET	1	\$48.00	\$48.00
6.	Vehicle Parts	FT-KIDDE8 8.85LB KIDDE FIRE EXTINGUISHER FPR HOME, GARAGE & WORKSHOP USE, 3-A:40-B-C,	1	\$98.45	\$98.45
7.	Vehicle Parts	FT-KIDDE 5LB MOUNT	1	\$13.80	\$13.80
8.	Sublet	TINT-TWO FRONT ROLLDOWN WINDOEWS WITH 6" TINT STRIP	1	\$200.00	\$200.00
9.	Labor	LABOR	15	\$120.00	\$1,800.00
10.	Shop Material Parts	TERMS: All equipment will be invoiced at the time it is delivered and will be the customer's property. It will be kept in safe storage and insured at no cost to the customer until it is installed and delivered with the vehicle or until the customer claims it.	1	\$0.00	\$0.00

****Guaranteed installation of up to 15
vehicles within 30 days of equipment

delivery and 15 additional cars every 30
days thereafter****

Item 8.

Total **\$3,237.00**

Accepted date

Accepted by

Information Item 8.



BUYER'S ORDER / INVOICE / BILL OF SALE

P.O. Box 280 • Winder, GA 30680 • 770-867-9136 • 800-282-7872 • www.akinsford.com • sales @ akinsford.net

CUSTOMER INFORMATION FOR TITLE PURPOSES										SALESPERSON		PROSPECT #		
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS Augusta Georgia										Joshua				
STREET ADDRESS										CITY		COUNTY		
MAILING ADDRESS										CITY		COUNTY		
HOME PHONE										CELL OR PAGER #		OFFICE OR WORK PHONE		
E-MAIL ADDRESS														
PRIMARY PURCHASER INFORMATION														
SOCIAL SECURITY		DRIVER'S LICENSE #		DATE OF BIRTH		NAD #								
VEHICLE PURCHASED														
TYPE	YEAR	MAKE	MODEL	BODY										
NEW	2025	Ford	Escape	PHEV										
CYLINDERS	TRANSMISSION	FUEL	COLOR	TRIM	VIN									
2.5L	AUTO	Gas	Star White		Orderable Unit									
KEY CODE		OTHER		ODOMETER										
TRADE-IN #1														
YEAR		MAKE		VIN										
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$								
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER										
PAYOFF OWED TO		PHONE NUMBER		QUOTED BY										
ADDRESS		CITY		STATE		ZIP CODE								
TRADE-IN #2														
YEAR		MAKE		VIN										
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$								
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER										
PAYOFF OWED TO		PHONE NUMBER		QUOTED BY										
ADDRESS		CITY		STATE		ZIP CODE								
LIEN HOLDER														
PURCHASED VEHICLE LIEN HOLDER					LIEN HOLDER CODE									
ADDRESS					CITY					STATE		ZIP CODE		
INSURANCE														
COMPANY					POLICY NUMBER									
AGENT					PHONE									
ADDRESS					CITY					STATE		ZIP CODE		
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PURCHASER'S SIGNATURE					DATE					ACCEPTED BY: DEALER OR HIS AUTHORIZED REPRESENTATIVE				
CO-PURCHASER'S SIGNATURE					DATE									
<p>BASE PRICE \$38,147.00</p> <p>Delivery \$150.00</p> <p>\$0.00</p> <p>\$0.00</p> <p>TOTAL PRICE INCLUDING DEALER OPTIONS \$38,297.00</p> <p>ADJUSTED PRICE INCL DISCOUNT(S) \$38,297.00</p> <p>GROSS TRADE-IN ALLOWANCE \$0.00</p> <p>TRADE DIFFERENCE \$38,297.00</p> <p>SERVICE & DOCUMENTATION FEE \$0.00</p> <p>TAXABLE AMOUNT \$38,297.00</p> <p>SALES TAX 0% \$0.00</p> <p>TAG & TITLE FEE \$0.00</p> <p>GA WARRANTY RIGHTS FEE (NEW ONLY) \$0.00</p> <p>PRICE INCLUDING TAX & FEES \$38,297.00</p> <p>BALANCE OWED ON TRADE(S) \$0.00</p> <p>TOTAL PURCHASE PRICE W/TRADES \$38,297.00</p> <p>REBATE(S) ASSIGNED TO DEALER \$0.00</p> <p>DEPOSIT RECEIPT # \$0.00</p> <p>CASH DOWN RECEIPT \$0.00</p> <p>SERVICE CONTRACT \$0.00</p> <p>GAP</p> <p>UNPAID BALANCE</p> <p>NET DUE UPON DEL. CASH/CHECK CONTRACT \$38,297</p>														

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 Ford Escape FWD

Base Price	\$ 32,575.00
-------------------	---------------------

SWC #99999-SPD-ES40199373-002	Options	Price	Code
Equipment included in Base price	All wheel drive	2,150.00	U9G
	Daytime running lights	\$75.00	942
1.5L Ecoboost Engine	Rear parking sensor	430.00	60S
	Class II Trailer Tow pkg	765.00	536
8-Speed Automatic Transmission			
Center floor consol w/armrest			
Cruise Control			
Dual-Zone Climate control	Cargo Shade	235.00	47B
Cloth Seats (5 Passenger)	Cargo mat	200.00	50Q
8 way power drivers seat	Floor mats / Carpeted	230.00	50B
4 way manual passenger seat	Floor mats / all wheather	265.00	50C
Power lift gate			
17"shadow painted wheels	PHEV FWD	9,989.00	\$ 9,989.00 U0E
Co-pilot 360			
USB ports (1) front (1) rear			
Advance trac			
Airbags (all passenger and side curtain canopy)			
	Delivery	\$ 150.00	
	County Pkg	\$ 1,606.50	
	Total	\$ 44,320.50	

Colors Available

Exterior

Interior

Ebony Gray

Z1	Oxford White
UM	Agate Black
PQ	Race Red
JS	Iconic Silver
M7	Carbonized Gray

Added optional equipment

Other vendor added equipment

Delivery

Total

\$

FOB Allan Vigil Ford

Delivery: see Region Chart for pricing

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

Contact person

Department

Phone Number

Fax number

770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

5/23/2023



BUYER'S ORDER / INVOICE / BILL OF SALE

Recreation

Item 8.

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CUSTOMER INFORMATION FOR TITLE PURPOSES										SALES PERSON		PROSPECT #	
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS										J FARRIBA			
AUGUSTA GEORGIA										SED09439		DATE 06/09/25	
										TYPE - R.F.W.T.L.		FLEET#	
STREET ADDRESS				CITY			COUNTY			STATE GA		ZIP CODE	
MAILING ADDRESS				CITY			COUNTY			STATE		ZIP CODE	
HOME PHONE			CELL OR PAGER #			OFFICE OR WORK PHONE			E-MAIL ADDRESS				
PRIMARY PURCHASER INFORMATION													
SOCIAL SECURITY				DRIVER'S LICENSE #			DATE OF BIRTH			NAD #			
VEHICLE PURCHASED													
TYPE NEW		YEAR 2025		MAKE FORD		MODEL F250		BODY CREW CAB					
CYLINDERS 2		TRANSMISSION AUTO		FUEL UNL		COLOR WHITE		TRIM XL		VIN 1FT7W2BA2SED09439			
KEY CODE				OTHER				ODOMETER					
TRADE-IN #1													
YEAR		MAKE			VIN								
MODEL		STOCK NUMBER			ODOMETER			TRADE ALLOWANCE \$					
PAYOFF AMOUNT		GOOD UNTIL			ACCOUNT NUMBER								
PAYOFF OWED TO				PHONE NUMBER			QUOTED BY						
ADDRESS				CITY			STATE			ZIP CODE			
TRADE-IN #2													
YEAR		MAKE			VIN								
MODEL		STOCK NUMBER			ODOMETER			TRADE ALLOWANCE \$					
PAYOFF AMOUNT		GOOD UNTIL			ACCOUNT NUMBER								
PAYOFF OWED TO				PHONE NUMBER			QUOTED BY						
ADDRESS				CITY			STATE			ZIP CODE			
LIEN HOLDER													
PURCHASED VEHICLE LIEN HOLDER								LIEN HOLDER CODE					
ADDRESS				CITY			STATE			ZIP CODE			
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PURCHASER'S SIGNATURE						ACCEPTED BY: DEALER OR HIS AUTHORIZED REPRESENTATIVE							
CO-PURCHASER'S SIGNATURE						DATE							
						DATE							
										BASE PRICE		\$54,834.00	
										UPFIT		\$2,401.50	
										DELIVERY		\$150.00	
										SB & BL		\$1,110.74	
										TOTAL PRICE INCLUDING DEALER OPTIONS		\$58,496.24	
										ADJUSTED PRICE INCL DISCOUNT(S)		\$58,496.24	
										GROSS TRADE-IN ALLOWANCE		\$0.00	
										TRADE DIFFERENCE		\$58,496.24	
										SERVICE & DOCUMENTATION FEE		\$0.00	
										TAXABLE AMOUNT		\$58,496.24	
										SALES TAX 0%		\$0.00	
										TAG & TITLE FEE		\$0.00	
										GA WARRANTY RIGHTS FEE (NEW ONLY)		\$0.00	
										PRICE INCLUDING TAX & FEES		\$58,496.24	
										BALANCE OWED ON TRADE(S)		\$0.00	
										TOTAL PURCHASE PRICE W/TRADES		\$58,496.24	
										REBATE(S) ASSIGNED TO DEALER		\$0.00	
										DEPOSIT RECEIPT #		\$0.00	
										CASH DOWN RECEIPT \$		\$0.00	
										SERVICE CONTRACT		\$0.00	
										GAP			
										UNPAID BALANCE			
										NET DUE UPON DEL CASH/CHECK CONTRACT		\$58,496.24	

WEST WARNING EQUIPMENT SALES & SERVICE, LLC

115 SAND BAR FERRY ROAD
AUGUSTA, GA 30901

Phone # 706-855-6916

E-mail

laurawestl@comcast.net

QUOTE

Date	Quote #
6/6/2025	8436

Name / Address

FIRSTVEHICLE-TRANSDEV US
ATTN: ACCOUNTS PAYABLE
720 E. BUTTERFIELD RD
STE 300
LOMBARD IL 60148

Qty	Item	Description	Rate	Total
1	Misc	2025 FORD F250 COUNTY PACKAGE		
		15" LED MINI BAR-AMBER (CLEAR LENS) W/ MOUNTING	1,204.50	1,204.50
		RACK AND SWITCH		
1	Misc	BACK UP ALARM	119.00	119.00
1	Misc	5LB FIRE EXT W/ VEHICLE BRKT	109.00	109.00
1	Misc	STANDARD CHROME TOOLBOX	695.00	695.00
1	Misc	TRIPLE OUTLET	79.00	79.00
1	Misc	TINT - 2 ROLL DOWNS & STRIP	195.00	195.00
1	LABOR	LABOR TO INSTALL	0.00	0.00
<p>NOTE: WE TYPICALLY KEEP ONE TO TWO MINI BARS IN HOUSE, BACK UP ALARMS AND TRIPLE OUTLETS ARE A STOCKED ITEM- IF WE ARE OUT OF STOCK ON ANY OF THIS ITEMS THE MANUFACTURE(S) ARE RUNNING TWO TO TWO AND ONE HALF WEEKS FROM ORDER DATE- TOOLBOXES ARE AT A WAREHOUSE AND THEY TYPICALLY HAVE 10 TO 15 IN STOCK AND CAN BE DELIVERED IN TWO TO THREE DAYS-ONCE PURCHASE ORDER IS RECEIVED, VEHICLE HAS COME IN AND PRODUCT(S) ARRIVE- WE CAN PICK IT UP / DROPPED OFF THE FOLLOWING WEEK</p>				
This Quote is an offer by West Warning Equipment to purchase Goods and/or provide Services (as applicable) to the recipient of this quote in accordance with the specifications stated herein. This Quote is not binding or accepted until the recipient supplies West Warning Equipment with a purchase order for the quoted goods and/or services. Commencement of purchasing goods and/or providing services will occur once both parties agree upon a date. Quoted Prices are good for 30 days			Sales Tax (8.5%)	\$0.00
			Total	\$2,401.50

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

**2024 Ford F250 Regular Cab
V8 Long Bed 4X2 (3/4 ton)**

Base Price \$ 42,950.00

SWC #99999-SPD-ES40199373-002

**Equipment included in
Base price**

6.8L V8 Gasoline/E85 Engine
10 Speed Automatic Transmission
Factory Installed A/C
9800# GVWR
AM-FM RadioMP3
8" screen, bluetooth
Power windows, locks, mirrors
Remote keyless entry
40/20/40 Vinyl Bench Seat
Rubber Floor Covering
Full Size Spare Tire
Rear Step Bumper
Solar Tinted Glass
Trailer brake controller
2.5" Receiver Hitch (12.5k)
Tilt Steering Wheel
Rear View Camera
Electric Shift (4X4 only)
Cruise control

Colors Available

Exterior

Interior

M7 Carbonized Gray	Gray
PQ Race Red	Gray
JS Iconic Silver	Gray
D1 Stone Gray	Gray
UM Agate Black	Gray
Z1 Oxford White	Gray

FOB Allan Vigil Ford
Delivery \$1.50 per mile, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

Options	Price		Code
6.7L V8 Diesel Engine	10,225.00		99T
6.7L V8 Diesel Eng. Hi output	12,500.00		99M
4X4 Option	5,225.00	\$ 5,225.00	F2B
LT245 All-terrain tires	160.00	\$ 160.00	TBM
Super Cab Long Bed	5,975.00		X20I
Super Cab Short Bed	5,475.00		X20s
Crew Cab Long Bed	6,725.00		W20I
Crew Cab Short Bed	6,225.00	\$ 6,225.00	W20s
Electronic locking axle	595.00	\$ 595.00	X3H
Roof Clearance Lights	125.00		592
Brake light mounted Strob	750.00		91S
Cab Steps (running boards)	425.00	\$ 425.00	18B
Retractable Bed Side-Step	315.00		87S
Engine block heater	95.00		41H
PTO Transmission -diesel only	270.00		62R
Interior work surface	225.00	\$ 225.00	52S
110 AC outlet	275.00		43C
XL Off-road package-4X4 only includes skid plates	940.00	\$ 940.00	17Z
R.window defrost-privacy glass	468.00		435/924
Cloth 40/20/40 Bench Seat	595.00		1S
HD Alternator	125.00	\$ 125.00	67D
Upfitter Switches	175.00	\$ 175.00	66S
Spray-in Bedliner	499.00	\$ 499.00	ATK
XLT Pkg Upgrade	6,411.00		XLT
The XLTs are 4X4, 2 wheel drive is not available			
Tailgate Step	599.00		85G
Snow plow prep	335.00		473
Gooseneck hitch(long bed & 4X4 required)	995.00		53W/15J
Dual battery(Diesel engines onl	325.00		86M
2KW Pro Power Onboard-	945.00		43K
Delete pickup bed F250 only	(235.00)		66D
cng/propane prep pkg	350.00		98F

Other vendor added equipment	\$ 2,401.50
Delivery	\$ 150.00
Total	\$ 60,095.50

Contact person _____

Department _____

Phone Number _____

Fax number _____

ESTIMATE

Blue Badger Upfitters LLC
4107 Colben Blvd
Evans, GA 30809-6102

julie@bluebadgerupfitters.com
+1 (706) 524-0996



Bill to
Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Ship to
Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Estimate details

Estimate no.: 1066
Estimate date: 06/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.		2024/2025 FORD F150-COUNTY EMERGENCY EQUIPMENT PACKAGE			
2.	Vehicle Parts	FED SIG HEADLIGHTER ELITE AMBER	1	\$325.00	\$325.00
3.	Vehicle Parts	BACKUP ALARM	1	\$125.00	\$125.00
4.	Vehicle Parts	TOOL BOX	1	\$626.75	\$626.75
5.	Vehicle Parts	TRIPLET OUTLET	1	\$48.00	\$48.00
6.	Vehicle Parts	FT-KIDDE8 8.85LB KIDDE FIRE EXTINGUISHER FPR HOME, GARAGE & WORKSHOP USE, 3-A:40-B-C,	1	\$98.45	\$98.45
7.	Vehicle Parts	FT-KIDDE 5LB MOUNT	1	\$13.80	\$13.80
8.	Sublet	TINT-TWO FRONT ROLLDOWN WINDOEWS WITH 6" TINT STRIP	1	\$200.00	\$200.00
9.	Labor	LABOR	15	\$120.00	\$1,800.00
10.	Shop Material Parts	TERMS: All equipment will be invoiced at the time it is delivered and will be the customer's property. It will be kept in safe storage and insured at no cost to the customer until it is installed and delivered with the vehicle or until the customer claims it.	1	\$0.00	\$0.00

****Guaranteed installation of up to 15
vehicles within 30 days of equipment

ESTIMATE

Blue Badger Upfitters LLC
4107 Colben Blvd
Evans, GA 30809-6102

julie@bluebadgerupfitters.com
+1 (706) 524-0996

**Bill to**

Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Ship to

Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Estimate details

Estimate no.: 1067
Estimate date: 06/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.		2024/2025 FORD F250-COUNTY EMERGENCY EQUIPMENT PACKAGE			
2.	Vehicle Parts	FED SIG HEADLIGHTER ELITE AMBER	1	\$325.00	\$325.00
3.	Vehicle Parts	BACKUP ALARM	1	\$125.00	\$125.00
4.	Vehicle Parts	TOOL BOX	1	\$626.75	\$626.75
5.	Vehicle Parts	TRIPLET OUTLET	1	\$48.00	\$48.00
6.	Vehicle Parts	FT-KIDDE8 8.85LB KIDDE FIRE EXTINGUISHER FPR HOME, GARAGE & WORKSHOP USE, 3-A:40-B-C,	1	\$98.45	\$98.45
7.	Vehicle Parts	FT-KIDDE 5LB MOUNT	1	\$13.80	\$13.80
8.	Sublet	TINT-TWO FRONT ROLLDOWN WINDOEWS WITH 6" TINT STRIP	1	\$200.00	\$200.00
9.	Labor	LABOR	15	\$120.00	\$1,800.00
10.	Shop Material Parts	TERMS: All equipment will be invoiced at the time it is delivered and will be the customer's property. It will be kept in safe storage and insured at no cost to the customer until it is installed and delivered with the vehicle or until the customer claims it.	1	\$0.00	\$0.00

****Guaranteed installation of up to 15
vehicles within 30 days of equipment



Procurement

Item 8.

BUYER'S ORDER / INVOICE / BILL OF SALE

P.O. Box 280 • Winder, GA 30680 • 770-867-9136 • 800-282-7872 • www.akinsford.com • sales @ akinsford.net

CUSTOMER INFORMATION FOR TITLE PURPOSES										SALESPERSON		PROSPECT #	
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS										J FARRIBA			
AUGUSTA GEORGIA										STOCK NUMBER		DATE	
										SUA36280		06/09/25	
										TYPE - R.F.W.T.L.		FLEET#	
STREET ADDRESS				CITY			COUNTY			STATE		ZIP CODE	
MAILING ADDRESS				CITY			COUNTY			STATE		ZIP CODE	
HOME PHONE			CELL OR PAGER #			OFFICE OR WORK PHONE			E-MAIL ADDRESS				
PRIMARY PURCHASER INFORMATION													
SOCIAL SECURITY			DRIVER'S LICENSE #			DATE OF BIRTH			NAD #				
VEHICLE PURCHASED													
TYPE		YEAR		MAKE		MODEL		BODY					
NEW		2025		FORD		ESCAPE		SUV					
CYLINDERS		TRANSMISSION		FUEL		COLOR		TRIM		VIN			
1.5		AUTO		UNL		WHITE		ACTIVE		1FMCU0GN9SUA36280			
KEY CODE			OTHER						ODOMETER				
TRADE-IN #1													
YEAR		MAKE			VIN								
MODEL		STOCK NUMBER			ODOMETER			TRADE ALLOWANCE \$					
PAYOFF AMOUNT		GOOD UNTIL			ACCOUNT NUMBER								
PAYOFF OWED TO					PHONE NUMBER			QUOTED BY					
ADDRESS		CITY			STATE			ZIP CODE					
TRADE-IN #2													
YEAR		MAKE			VIN								
MODEL		STOCK NUMBER			ODOMETER			TRADE ALLOWANCE \$					
PAYOFF AMOUNT		GOOD UNTIL			ACCOUNT NUMBER								
PAYOFF OWED TO					PHONE NUMBER			QUOTED BY					
ADDRESS		CITY			STATE			ZIP CODE					
LIEN HOLDER													
PURCHASED VEHICLE LIEN HOLDER					LIEN HOLDER CODE								
ADDRESS		CITY			STATE			ZIP CODE					
INSURANCE													
COMPANY					POLICY NUMBER								
AGENT					PHONE								
ADDRESS		CITY			STATE			ZIP CODE					
Purchaser agrees that this Order, including all the terms on BOTH THE FACE AND REVERSE SIDE HEREOF, and any retail installment sales contract reflecting the above transaction cancel and supercede any prior agreement or contract and compromise the complete and exclusive statement of the terms. Purchaser agrees that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE, AND FURTHERMORE IN THE EVENT OF A TIME SALE, THIS ORDER SHALL NOT BE BINDING UNTIL THE RETAIL INSTALLMENT SALES CONTRACT IS SIGNED BY PURCHASER AND HAS BEEN APPROVED BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE SAID CONTRACT ON SUCH TERMS. This agreement cannot be modified except by express agreement of the parties. Purchaser by his executing of the Agreement acknowledges that he has read the terms and conditions and has received a true copy of the agreement.													
PURCHASER'S SIGNATURE					ACCEPTED BY:								
					DATE					DEALER OR HIS AUTHORIZED REPRESENTATIVE			
CO-PURCHASER'S SIGNATURE													
					DATE								
BASE PRICE										\$28,217.00			
UPFIT										\$1,606.50			
DELIVERY										\$150.00			
TOTAL PRICE INCLUDING DEALER OPTIONS										\$29,973.50			
ADJUSTED PRICE INCL DISCOUNT(S)										\$29,973.50			
GROSS TRADE-IN ALLOWANCE										\$0.00			
TRADE DIFFERENCE										\$29,973.50			
SERVICE & DOCUMENTATION FEE										\$0.00			
TAXABLE AMOUNT										\$29,973.50			
SALES TAX 0%										\$0.00			
TAG & TITLE FEE										\$0.00			
GA WARRANTY RIGHTS FEE (NEW ONLY)										\$0.00			
PRICE INCLUDING TAX & FEES										\$29,973.50			
BALANCE OWED ON TRADE(S)										\$0.00			
TOTAL PURCHASE PRICE W/TRADES										\$29,973.50			
REBATE(S) ASSIGNED TO DEALER										\$0.00			
DEPOSIT RECEIPT #										\$0.00			
CASH DOWN RECEIPT \$										\$0.00			
SERVICE CONTRACT										\$0.00			
GAP													
UNPAID BALANCE													
NET DUE UPON DEL CASH/CHECK CONTRACT										\$29,973.50			

WEST WARNING EQUIPMENT SALES & SERVICE, LLC

115 SAND BAR FERRY ROAD
AUGUSTA, GA 30901

Phone # 706-855-6916

E-mail

laurawest1@comcast.net

QUOTE

Date	Quote #
6/6/2025	8437

Name / Address

FIRSTVEHICLE-TRANSDEV US
ATTN: ACCOUNTS PAYABLE
720 E. BUTTERFIELD RD
STE 300
LOMBARD IL 60148

Qty	Item	Description	Rate	Total
		2025 FORD ESCAPE COUNTY PACKAGE		
1	Misc	15" LED MINI BAR-AMBER (CLEAR LENS) W/ SWITCH	1,104.50	1,104.50
1	Misc	BACK UP ALARM	119.00	119.00
1	Misc	5LB FIRE EXT W/ VEHICLE BRKT	109.00	109.00
1	Misc	TRIPLE OUTLET	79.00	79.00
1	Misc	TINT - 2 ROLL DOWNS & STRIP	195.00	195.00
1	LABOR	LABOR TO INSTALL	0.00	0.00
		NOTE: WE TYPICALLY KEEP ONE TO TWO MINI BARS IN HOUSE, BACK UP ALARMS AND TRIPLE OUTLETS ARE A STOCKED ITEM- IF WE ARE OUT OF STOCK ON ANY OF THIS ITEMS THE MANUFACTURE(S) ARE RUNNING TWO TO TWO AND ONE HALF WEEKS FROM ORDER DATE ONCE PURCHASE ORDER IS RECEIVED, VEHICLE HAS COME IN AND PRODUCT(S) ARRIVE- WE CAN PICK IT UP / DROPPED OFF THE FOLLOWING WEEK		
This Quote is an offer by West Warning Equipment to purchase Goods and/or provide Services (as applicable) to the recipient of this quote in accordance with the specifications stated herein. This Quote is not binding or accepted until the recipient supplies West Warning Equipment with a purchase order for the quoted goods and/or services. Commencement of purchasing goods and/or providing services will occur once both parties agree upon a date. Quoted Prices are good for 30 days			Sales Tax (8.5%)	\$0.00
			Total	\$1,606.50

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 Ford Escape FWD

Base Price	\$ 32,575.00
-------------------	---------------------

SWC #99999-SPD-ES40199373-002	Options	Price	Code
Equipment included in Base price	All wheel drive	2,150.00	U9G
	Daytime running lights	\$75.00	942
1.5L Ecoboost Engine	Rear parking sensor	430.00	60S
	Class II Trailer Tow pkg	765.00	536
8-Speed Automatic Transmission			
Center floor consol w/armrest			
Cruise Control			
Dual-Zone Climate control	Cargo Shade	235.00	47B
Cloth Seats (5 Passenger)	Cargo mat	200.00	50Q
8 way power drivers seat	Floor mats / Carpeted	230.00	50B
4 way manual passenger seat	Floor mats / all wheather	265.00	50C
Power lift gate			
17"shadow painted wheels	PHEV FWD	9,989.00	U0E
Co-pilot 360			
USB ports (1) front (1) rear			
Advance trac			
Airbags (all passenger and side curtain canopy)			
	Delivery	\$ 150.00	
	County Pkg	\$ 1,606.50	
	Total	\$ 34,331.50	

Colors Available

Exterior

Interior

Ebony Gray

Z1	Oxford White
UM	Agate Black
PQ	Race Red
JS	Iconic Silver
M7	Carbonized Gray

Added optional equipment

Other vendor added equipment

Delivery

Total

\$

FOB Allan Vigil Ford

Delivery: see Region Chart for pricing

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

Contact person

Department

Phone Number

Fax number

770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

5/23/2023

ESTIMATE

Blue Badger Upfitters LLC
4107 Colben Blvd
Evans, GA 30809-6102

julie@bluebadgerupfitters.com
+1 (706) 524-0996

**Bill to**

Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Ship to

Richmond County Fleet
1568 Broad St. Bldg. C
Augusta, Georgia 30901

Estimate details

Estimate no.: 1068
Estimate date: 06/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.		2024 FORD ESCAPE-COUNTY EMERGENCY EQUIPMENT PACKAGE			
2.	Vehicle Parts	FED SIG HEADLIGHTER ELITE AMBER	1	\$325.00	\$325.00
3.	Vehicle Parts	BACKUP ALARM	1	\$125.00	\$125.00
4.	Vehicle Parts	TRIPLET OUTLET	1	\$48.00	\$48.00
5.	Vehicle Parts	FT-KIDDE8 8.85LB KIDDE FIRE EXTINGUISHER FPR HOME, GARAGE & WORKSHOP USE, 3-A:40-B-C,	1	\$98.45	\$98.45
6.	Vehicle Parts	FT-KIDDE 5LB MOUNT	1	\$13.80	\$13.80
7.	Sublet	TINT-TWO FRONT ROLLDOWN WINDOWS WITH 6" TINT STRIP	1	\$200.00	\$200.00
8.	Labor	LABOR	10	\$120.00	\$1,200.00
9.	Shop Material Parts	TERMS: All equipment will be invoiced at the time it is delivered and will be the customer's property. It will be kept in safe storage and insured at no cost to the customer until it is installed and delivered with the vehicle or until the customer claims it.	1	\$0.00	\$0.00

****Guaranteed installation of up to 15 vehicles within 30 days of equipment delivery and 15 additional cars every 30 days thereafter****

Total

\$2,010.25

Accepted date

Accepted by



BUYER'S ORDER / INVOICE / BILL OF SALE

Juvenile Court

Item 8.

P.O. Box 280 • Winder, GA 30680 • 770-867-9136 • 800-282-7872 • www.akinsford.com • sales @ akinsford.net

CUSTOMER INFORMATION FOR TITLE PURPOSES						SALESPERSON		PROSPECT #		
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS Augusta Georgia						Joshua				
						STOCK NUMBER SKA60459		DATE		
						TYPE - R.F.W.T.L.		FLEET#		
STREET ADDRESS			CITY		COUNTY		STATE GA		ZIP CODE	
MAILING ADDRESS			CITY		COUNTY		STATE		ZIP CODE	
HOME PHONE		CELL OR PAGER #		OFFICE OR WORK PHONE		E-MAIL ADDRESS				
PRIMARY PURCHASER INFORMATION						BASE PRICE		\$65,700.00		
SOCIAL SECURITY		DRIVER'S LICENSE #		DATE OF BIRTH		NAD #				
VEHICLE PURCHASED						Delivery		\$150.00		
TYPE NEW		YEAR 2025		MAKE Ford		MODEL Transit		BODY Passenger		
CYLINDERS 3.5L		TRANSMISSION AUTO		FUEL Gas		COLOR Gray		VIN 1FBAX2C85SKA60459		
KEY CODE		OTHER				ODOMETER				
						TOTAL PRICE INCLUDING DEALER OPTIONS		\$65,850.00		
TRADE-IN #1						ADJUSTED PRICE INCL DISCOUNT(S)		\$65,850.00		
YEAR		MAKE		VIN						
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$				
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER						
PAYOFF OWED TO				PHONE NUMBER		QUOTED BY				
ADDRESS		CITY		STATE		ZIP CODE				
TRADE-IN #2						GROSS TRADE-IN ALLOWANCE		\$0.00		
YEAR		MAKE		VIN						
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$				
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER						
PAYOFF OWED TO				PHONE NUMBER		QUOTED BY				
ADDRESS		CITY		STATE		ZIP CODE				
LIEN HOLDER						TRADE DIFFERENCE		\$65,850.00		
PURCHASED VEHICLE LIEN HOLDER				LIEN HOLDER CODE						
ADDRESS		CITY		STATE		ZIP CODE				
INSURANCE						SERVICE & DOCUMENTATION FEE		\$0.00		
COMPANY				POLICY NUMBER						
AGENT				PHONE						
ADDRESS		CITY		STATE		ZIP CODE				
Purchaser agrees that this Order, including all the terms on BOTH THE FACE AND REVERSE SIDE HEREOF, and any retail installment sales contract reflecting the above transaction cancel and supercede any prior agreement or contract and compromise the complete and exclusive statement of the terms. Purchaser agrees that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE, AND FURTHERMORE IN THE EVENT OF A TIME SALE, THIS ORDER SHALL NOT BE BINDING UNTIL THE RETAIL INSTALLMENT SALES CONTRACT IS SIGNED BY PURCHASER AND HAS BEEN APPROVED BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE SAID CONTRACT ON SUCH TERMS. This agreement cannot be modified except by express agreement of the parties. Purchaser by his executing of the Agreement acknowledges that he has read the terms and conditions and has received a true copy of the agreement.						TAXABLE AMOUNT		\$65,850.00		
						SALES TAX 0%		\$0.00		
						TAG & TITLE FEE		\$0.00		
						GA WARRANTY RIGHTS FEE (NEW ONLY)		\$0.00		
PURCHASER'S SIGNATURE		DATE		ACCEPTED BY:		DEALER OR HIS AUTHORIZED REPRESENTATIVE		PRICE INCLUDING TAX & FEES		
CO-PURCHASER'S SIGNATURE		DATE						\$65,850.00		
						BALANCE OWED ON TRADE(S)		\$0.00		
						TOTAL PURCHASE PRICE W/TRADES		\$65,850.00		
						REBATE(S) ASSIGNED TO DEALER		\$0.00		
						DEPOSIT RECEIPT #		\$0.00		
						CASH DOWN RECEIPT \$		\$0.00		
						SERVICE CONTRACT		\$0.00		
						GAP				
						UNPAID BALANCE				
						NET DUE UPON DEL CASH/CHECK CONTRACT		\$65,850		



Administrative Services Committee Meeting

Meeting Date: 07/29/2025

HCD_ Laney Walker/Bethlehem new construction of one (1) single family home approval request

Department:	Augusta, Ga. Housing and Community Development (HCD) Department								
Presenter:	Charles Jackson (HCD Director) and/or HCD Staff								
Caption:	Motion to approve Housing and Community Development Department’s (HCD's) request to allow Laney Walker/Bethlehem Revitalization to develop the new construction of one (1) single-family unit identified as 1518 Twiggs Street within the Laney Walker/Bethlehem.								
Background:	<p>In 2008, the Augusta Commission passed legislation supporting community development in Laney Walker/Bethlehem. Since that time, the Augusta Housing & Community Development Department has developed a master plan and development guidelines for the area, set up financial incentive programs for developers and home buyers, selected a team of development partners to focus on catalytic change, and created a marketing strategy to promote the overall effort.</p> <p>This project involves the new construction of one (1) single family home identified as 1518 Twiggs Street, within Laney Walker/Bethlehem.</p> <table><tr><td><u>Address</u></td><td><u>Budget</u></td><td><u>Project Type</u></td></tr><tr><td>1518 Twiggs Street Augusta, GA 30901</td><td>\$220,000,00</td><td>New Construction (labor/material)</td></tr></table>			<u>Address</u>	<u>Budget</u>	<u>Project Type</u>	1518 Twiggs Street Augusta, GA 30901	\$220,000,00	New Construction (labor/material)
<u>Address</u>	<u>Budget</u>	<u>Project Type</u>							
1518 Twiggs Street Augusta, GA 30901	\$220,000,00	New Construction (labor/material)							
Analysis:	The approval of the contract will allow for development activities on this site to begin.								
Financial Impact:	The approval of the contract will allow for development activities on this site to begin.								
Alternatives:	Deny HCD’s approval request								

Recommendation: Motion to approve Housing and Community Development Department's (HCD's) request to allow Laney Walker/Bethlehem Revitalization to develop the new construction of one (1) single-family unit identified as 1518 Twiggs Street within the Laney Walker/Bethlehem.

Funds are available in the following accounts: Funding: Laney Walker/Bethlehem Revitalization funding
GL Code: 298-07-7343-5413150

**REVIEWED AND
APPROVED BY:**

Procurement
Finance
Law
Administrator
Clerk of Commission

CONTRACT**AUGUSTA, GEORGIA****And****CAPITALRISE, LLC**

in the amount of

\$110,000.00 USD

One Hundred Ten Thousand Dollars and 0/100for Fiscal Year **2025**

Providing funding for

LANEY WALKER/BETHLEHEM REVITALIZATION PROJECT**1518 Twiggs Street**

THIS AGREEMENT (“Contract”), is made and entered into as of the ____ day of _____ 2025 (“the effective date”) by and between Augusta, Georgia, a political subdivision of the State of Georgia (hereinafter referred to as “Augusta”), acting through the Housing and Community Development Department (hereinafter referred to as “HCD”) - with principal offices at 510 Fenwick Street, Augusta, Georgia 30901, as party of the first part, and Capitalrise, LLC, a developer, organized pursuant to the Laws of the State of Georgia, hereinafter called "CAPITALRISE" as party in the second part.

WITNESSETH

WHEREAS, Augusta is qualified by the U. S. Department of Housing and Urban Development (hereinafter called HUD) as a Participating Jurisdiction, and has received Laney Walker/Bethlehem Bond Financing for the purpose of providing and retaining affordable and market rate housing for eligible families; and

WHEREAS, CAPITALRISE, a procured developer and contractor with HCD wishes to increase homeownership opportunities and preserve and increase the supply of affordable/market rate housing for eligible families; and

WHEREAS, Augusta wishes to enter into a contractual Agreement with CAPITALRISE for the administration of eligible affordable and market rate housing development activities utilizing Laney Walker Bond Financing; and

WHEREAS, this activity has been determined to be an eligible activity in accordance with 24 CFR 92.504(c)(13) and will meet one or more of the national objectives and criteria outlined in Title 24 Code of Federal Regulations, Part 92 of the Housing and Urban Development regulations; and

WHEREAS, CAPITALRISE has been selected and approved through a solicitation process for development partners to assist in the redevelopment of Laney Walker and Bethlehem communities; and

WHEREAS, CAPITALRISE has agreed to provide services funded through this contract free from political activities, religious influences or requirements; and

WHEREAS, CAPITALRISE has requested, and Augusta has approved a total of \$110,000.00 in funding to perform eligible activities as described in Article I; below:

NOW, THEREFORE, the parties of this Agreement for the consideration set forth below, do here and now agree to the following terms and conditions:

ARTICLE I. SCOPE OF SERVICES

A. Scope of Services

Project Description: CAPITALRISE agrees to utilize approved Laney Walker/Bethlehem Bond financing funds to support project related costs associated with the Laney Walker/Bethlehem Redevelopment Project. CAPITALRISE agrees to match Laney Walker/Bethlehem Bond funds 50% of total construction cost in the form of reimbursement. Under this Agreement:

- ✚ CAPITALRISE will perform new construction for one (1) single family detached home identified as property number **1518 Twiggs Street**.
- ✚ CAPITALRISE will perform all required construction management and project oversight; in accordance with all laws, ordinances, and regulations of Augusta.
- ✚ CAPITALRISE will perform all functions required to ensure delivery of a final product meeting all requirements as set forth by said Agreement to include:
 - Materials list to include brand name and/or model number of materials as specified or agreed to adjustments to specifications including but not limited to: appliances, windows, HVAC, fixtures and First Quality lumber. CAPITALRISE is to provide a finish schedule with the specifications, brands and model numbers for all interior finishes 90 days from completion for agreement by HCD. Actual material invoices may be requested to verify charges.

- B. Use of Funds:** Laney Walker/Bethlehem Bond funds shall be used by CAPITALRISE for the purposes and objectives as stated in Article I, Scope of Services, of this Agreement. The use of funding for any other purpose(s) is not permitted. The following summarizes the proposed uses of funds under this Agreement based on **total material and labor cost of \$220,000.00**

1. Profit

An amount not to exceed percent (50%) of the construction cost as outlined and approved in Article I. Scope of Services, Section B. Use of Funds and on the Work Write-Up, shall be paid to CAPITALRISE for costs identified as necessary operating time and expenses in addition to the profit accrued in the development of one single family detached home identified as **1518 Twiggs Street**. The design and specifications of the property shall be approved by HCD prior to construction (see Appendix). HCD will have the latitude to pay O&P directly to the procured developer/contractor on a pay for performance basis or upon the sale of the single family detached home identified as **1518 Twiggs Street**.

2. Developer's Fee Disbursements

A fee of 6% of the sales price will be allocated to the developer upon the completion of home sales within the developer's designated scope of work, which includes all stages from pre-construction to the final sale of the home.

Any additional costs requested by the buyer must be negotiated either at the developer's expense or directly by the home buyer. Furthermore, HCD will not assume responsibility for any upgrades that are not included in the original Work Write-Up that has been contracted for construction

C. Program Location and Specific Goals to be Achieved

CAPITALRISE shall conduct project development activities and related services in its project area Laney Walker/Bethlehem that incorporates the following boundaries: Fifteenth Street, R.A. Dent, Wrightsboro Road, Twiggs Street, MLK Boulevard and Walton Way.

D. Project Eligibility Determination

It has been determined that the use of Laney Walker/Bethlehem Bond Financing funds by CAPITALRISE will be in compliance with legislation supporting community development in Laney Walker/Bethlehem as authorized under the Urban Redevelopment Authority which acts on behalf of the Augusta Commission to provide oversight of the operation of the Laney Walker/Bethlehem Redevelopment Project. Notwithstanding any other provisions of this contract, CAPITALRISE shall provide activities and services as described in the description of the project, including use of funds, its goals and objectives, tasks to be performed and a detailed schedule for completing the tasks for this project as provided in Exhibit A of this contract.

ARTICLE II. BUDGET AND METHOD OF PAYMENT

CAPITALRISE will carry out and oversee the implementation of the project as set forth in this Agreement and agrees to perform the required services under the general coordination of HCD. In addition, and upon approval by Augusta, CAPITALRISE may engage the services of outside professional services consultants and contractors to help carry out the program and projects.

A. Augusta shall designate and make funds available in the following manner:

1. **Augusta agrees to pay CAPITALRISE, a maximum of \$110,000.00** under this Agreement for project expenses incurred as outlined in ARTICLE I, Scope of Services, subject to CAPITALRISE's compliance with all terms and conditions of this Agreement and the procedures for documenting expenses and activities as set forth in said Agreement;
2. The method of payment for construction costs, including only materials and labor as outlined and approved on the Work Write-Up, not to exceed the aforementioned contracted amount of and shall be on a pay for performance basis provided CAPITALRISE and HCD determine the

progress is satisfactory. CAPITALRISE shall utilize the AIA Form provided by HCD (see Appendix). For invoicing, CAPITALRISE will include documentation showing proof of completion of work in accordance with the amount requested, inspected, and accepted by HCD, lien waivers for vendors and sub-contractors, as specified in the Work Write-Up found in Exhibit B & E.

3. HCD will pay Capitalrise \$110,000.00 of construction work completed. The developer will work with the buyer to pay Capitalrise \$12,014.06 for additions. The work-write up for construction, labor, material, and additions total \$232,014.06
4. HCD will monitor the progress of the project and CAPITALRISE's performance on a weekly basis with regards to the production of housing units and the overall effectiveness of project.
5. Upon the completion of this Agreement, any unused or residual funds remaining shall revert to Augusta and shall be due and payable on such date of the termination and shall be paid no later than thirty (30) days thereafter. CAPITALRISE and HCD shall share in the cost and proceeds of developing the residence at **1518 Twiggs Street** as follows:
6. Funds may not be transferred from line item to line item in the project budget without the prior written approval of Augusta Housing and Community Development.
7. This Agreement is based upon the availability of funding under the Laney Walker/Bethlehem Revitalization Project. Should funds no longer be available, it is agreed by both parties that this contract shall terminate and any CAPITALRISE deemed satisfactorily progress made within the contracted construction only amount not to exceed fifty percent (50%) shall be paid to CAPITALRISE.
8. HCD will retain ten percent (10%) of an amount within the one hundred percent (100%) of construction costs, including only materials and labor as outlined and approved on the Work Write-Up, after the Certificate of Occupancy has been issued until CAPITALRISE and HCD determine that all HCD punch-list items have been satisfied.

B. Project Financing

The Augusta Housing and Community Development will provide an amount not to exceed the actual construction costs including only materials and labor as outlined and approved on the Work Write-Up to be expended by CAPITALRISE for construction costs related to the development of one single family detached home identified as **1518 Twiggs Street**.

Additionally, HCD will provide 100% of all change orders (where applicable) as approved by HCD and CAPITALRISE in writing.

All funding is being provided as payment for services rendered as per this Agreement.

C. Timetable for Completion of Project Activities

CAPITALRISE shall be permitted to commence with the expenditure of Laney Walker Bethlehem Bond Financing funds as outlined in said Agreement upon procurement of a construction contractor in accordance with its policies and procedures; and approval of a detailed outline of project expenditures anticipated for the completion of the development within 120 days of said home identified as **1518 Twiggs Street**.

Liquidated Damages

CAPITALRISE agrees to pay as liquidated damages to HCD the sum of two hundred dollars (\$200.00) for each consecutive calendar day after the expiration of the Contract Time of Completion Time, except for authorized extensions of time by Augusta. This section is independent of any section within this Agreement concerning the default of CAPITALRISE. The parties agree that these provisions for liquidated damages are not intended to operate as penalties for breach of Contract.

The liquidated damages set forth above are not intended to compensate Augusta for any damages other than inconvenience and loss of use or delay in services. The existence or recovery of such liquidated damages shall not preclude Augusta from recovering other damages in addition to the payments made hereunder which Augusta can document as being attributable to the documented failure of CAPITALRISE. In addition to other costs that may be recouped, Augusta may include costs of personnel and assets used to coordinate, inspect, and re-inspect items within this Agreement as well as attorney fees if applicable.

Specified Excuses

CAPITALRISE is not responsible for delay in performance caused by hurricanes, tornados, floods, and other severe and unexpected acts of nature. In any such event, the contract price and schedule shall be equitably adjusted.

Temporary Suspension or Delay of Performance of Contract

To the extent that it does not alter the scope of this Agreement, Augusta may unilaterally order a temporary stopping of the work or delaying of the work to be performed by CAPITALRISE under this Agreement.

D. Project Budget: Limitations

All costs associated with construction, O&P, construction management, and real estate expenses have been outlined in said Agreement as percentage-based costs related to the development of one single family detached home identified as **1518 Twiggs Street** as part of the Laney Walker/Bethlehem Revitalization Project. HCD will have the latitude to pay such costs directly to the procured construction contractor. CAPITALRISE shall be paid a total consideration of no more than **0** for full performance of the services specified under this Agreement. Any cost above this amount shall be the sole responsibility of HCD. It is also understood by both parties to this contract that the funding provided under this contract for this specific project shall be the only funds provided by Augusta unless otherwise agreed to by Augusta and CAPITALRISE.

Augusta shall adhere to the budget as outlined in the Work Write-Up (Exhibit B) in the performance of this contract.

ARTICLE III. TERM OF CONTRACT

The term of this Agreement shall commence on the date when this Agreement is executed by Augusta and CAPITALRISE (whichever date is later) and shall end at the completion of all program activities, within the time specified in Article II.C, or in accordance with ARTICLE X: Suspension and Termination.

ARTICLE IV. DOCUMENTATION AND PAYMENT

- A. This is a pay-for-performance contract and in no event shall HCD provide advance funding to CAPITALRISE, or any subcontractor hereunder.
- B. CAPITALRISE shall not use these funds for any purpose other than the purpose set forth in this Agreement.
- C. Subject to CAPITALRISE's compliance with the provisions of this Agreement, Augusta agrees to reimburse all budgeted costs allowable under federal, state, and local guidelines.
- D. All purchases of capital equipment, goods and services shall comply with the procurement procedures of OMB Circular A-110 "Uniform Administrative Requirements for Grant Agreements with Institutions of Higher Education, Hospitals and Other Non-Profit Organizations" as well as the procurement policy of Augusta.
- E. Requests by CAPITALRISE for payment shall be accompanied by proper documentation and shall be submitted to HCD, transmitted by a cover memo, for approval no later than thirty (30) calendar days after the last date covered by the request. For purposes of this section, proper documentation includes: Updated Exhibit A- schedule (Gantt Chart), Updated Exhibit B- Work Write-Up, and AIA Form.
- F. CAPITALRISE shall maintain an adequate financial system and internal fiscal controls.
- G. Unexpended Funds: Unexpended funds shall be retained by Augusta upon written request, Augusta may consider the reallocation of unexpended funds to eligible projects proposed by CAPITALRISE.
- H. The terms of this Agreement supersede any and all provisions of the Georgia Prompt Pay Act.
- I. Upon the sale of the detached single-family home at **1518 Twiggs Street**, HCD is to provide CAPITALRISE with any outstanding payments on approved invoices and related costs received within ten (10) business days.

ARTICLE V. ADMINISTRATIVE REQUIREMENTS

Conflict of Interest

CAPITALRISE agrees to comply with the conflict-of-interest provisions contained in 24 CFR 85.36, 570.611, OMB Circular A-110 and OMB Circular A-102 as appropriate.

This conflict-of-interest provision applies to any person who is an employee, agent, consultant, officer, or elected official or appointed official of CAPITALRISE. No person described above who exercises, may exercise or has exercised any functions or responsibilities with respect to the activities supported under this contract; or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain any financial interest or benefit from the activities, or have a financial interest in any contract, sub-contract, or agreement with respect to the contract activities,

either for themselves or those with whom they have business or family ties, during their tenure or for one year thereafter. For the purpose of this provision, "family ties", as defined in the above cited volume and provisions of the Code of Federal Regulations, include those related as Spouse, Father, Mother, Father-in-law, Mother-in-law, Step-parent, Children, Step-children, Brother, Sister, Brother-in-law, Sister-in-law, Grandparent, Grandchildren of the individual holding any interest in the subject matter of this Agreement. CAPITALRISE in the persons of Directors, Officers, Employees, Staff, Volunteers and Associates such as Contractors, Sub-contractors and Consultants shall sign and submit a Conflict-of-Interest Affidavit. (Affidavit form attached as part in parcel to this Agreement).

Augusta may, from time to time, request changes to the scope of this Agreement and obligations to be performed hereunder by CAPITALRISE. In such instances, CAPITALRISE shall consult with HCD/Augusta on any changes that will result in substantive changes to this Agreement. All such changes shall be made CAPITALRISE written amendments to this Agreement and shall be approved by the governing bodies of both Augusta and CAPITALRISE.

Statutes, regulations, guidelines and forms referenced throughout this Agreement are listed in Appendix A and are attached and included as part in parcel to this Agreement.

ARTICLE VI. OTHER REQUIREMENTS

- A. CAPITALRISE agrees that it will conduct and administer activities in conformity with Pub. L. 88-352, "Title VI of the Civil Rights Act of 1964", and with Pub. L. 90-284 "Fair Housing Act" and that it will affirmatively further fair housing. One suggested activity is to use the fair housing symbol and language in CAPITALRISE publications and/or advertisements. (24 CFR 570.601).
- B. CAPITALRISE agrees that the ownership in the housing assisted units must meet the definition of "homeownership" in §92.2.
- C. CAPITALRISE agrees to comply with 24 CFR Part I, which provides that no person shall be excluded from participation in this project on the grounds of race, color, national origin, or sex; or be subject to discrimination under any program or activity funded in whole or in part with federal funds made available pursuant to the Act.
- D. No person employed in the work covered by this contract shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer. (24 CFR 570.603)
- E. CAPITALRISE agrees that in accordance with the National Environmental Policy Act of 1969 and 24 CFR Part 58, it will cooperate with Augusta/HCD in complying with the Act and regulations, and that no activities will be undertaken until notified by Augusta/HCD that the activity is in compliance with the Act and regulations. Prior to beginning any project development activity, an environmental review must be conducted by HCD pursuant to (24 CFR 570.604).

- F. Consistent with the Flood Disaster Protection Act of 1973 (42 USC 4001-4128), CAPITALRISE agrees that funds shall not be expended for acquisition or construction in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards (representing the 100-year floodplain). Exceptions will be made if the community is participating in the National Flood Insurance Program or less than a year has passed since FEMA notification and flood insurance has been obtained in accordance with section 102(a) of the Flood Disaster Protection Act of 1973.
- G. CAPITALRISE agrees to take all reasonable steps to minimize displacement of persons as a result of assisted activities. Any such activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the Housing and Community Development Act of 1974 (24 CFR 570.606).
- H. CAPITALRISE agrees to comply with Executive Order 11246 and 12086 and the regulations issued pursuant thereto (41 CFR 60) which provides that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin. CAPITALRISE will in all solicitations or advertisements for employees placed state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin or familial status.
- I. CAPITALRISE will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or familial status. CAPITALRISE will take appropriate action to ensure that applicants are employed, and that employees are treated fairly during employment, without regard to their race, color, religion, sex, national origin, or familial status. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or advertising; lay-off or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. CAPITALRISE agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by Augusta setting forth the provisions of this nondiscrimination clause.

- J. In accordance with Section 570.608 of the CDBG Regulations, CAPITALRISE agrees to comply with the Lead Based Paint Poisoning Prevention Act pursuant to prohibition against the use of lead-based paint in residential structures and to comply with 24 CFR 570.608 and 24 CFR 35 with regard to notification of the hazards of lead-based paint poisoning and the elimination of lead-based paint hazards.
- K. CAPITALRISE agrees to comply with 24 CFR 570.609 with regards to the direct or indirect use of any contractor during any period of debarment, suspension, or placement in ineligibility status. No contract will be executed until such time that the debarred, suspended, or ineligible contractor has been approved and reinstated by HCD.
- L. In accordance with 24 CFR part 24, subpart F, CAPITALRISE agrees to administer a policy to provide a drug-free workplace that is free from illegal use, possession or distribution of drugs or alcohol by its beneficiaries as required by the Drug Free Workplace Act of 1988.
- M. Any publicity generated by CAPITALRISE for the project funded pursuant to this Agreement, during the term of this Agreement or for one year thereafter, will make reference to the contribution of HCD in making the project possible. The words "Augusta, Georgia Department of Housing and Community Development" will be explicitly stated in any and all pieces of publicity; including but not limited to flyers, press releases, posters, brochures, public service announcements, interviews, and newspaper articles.
- N. CAPITALRISE shall comply with all applicable laws, ordinances and codes of the federal, state, and local governments and shall commit no trespass on any public or private property in performing any of the work embraced by this contract. CAPITALRISE agrees to obtain all necessary permits for intended improvements or activities.
- O. CAPITALRISE shall not assign any interest in this contract or transfer any interest in the same without the prior written approval of Augusta.
- P. CAPITALRISE agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by HCD, setting forth the provisions of this nondiscrimination clause. Except as prohibited by law or the March 14, 2007, Court Order in the case Thompson Wrecking, Inc. v. Augusta, Georgia, Civil Action No. 1:07-CV-019 (S.D. GA 2007). **ANY LANGUAGE THAT VIOLATES THIS COURT ORDER IS VOIDABLE BY THE AUGUSTA GOVERNMENT.** CAPITALRISE agrees to comply with any federally mandated requirements as to minority and women owned business enterprises.
- Q. All contractors and subcontractors entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. All contractors and subcontractors must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. All contractors shall

further agree that, should it employ or contract with any subcontractor in connection with the physical performance of services pursuant to its contract with Augusta, Georgia, the contractor will secure from such subcontractors each subcontractor's E-Verify number as evidence of verification of compliance with O.C.G.A §13-10-91 on the subcontractor affidavit provided in Rule 300-10-01-.08 or a substantially similar form. All contractors shall further agree to maintain records of such compliance and provide a copy of each such verification to HCD at the time the subcontractors are retained to perform such physical services.

- R. CAPITALRISE agrees that low-and-moderate income persons reside within Augusta-Richmond County and that contract for work in connection with the project be awarded to eligible businesses which are located in or owned in substantial part by persons residing in Richmond County. (24 CFR 570.697) **Utilization of contractors and/or subcontractors outside of the Augusta, Georgia- Richmond County area is not desirable.**
- S. CAPITALRISE agrees to comply with the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR part 146 and the prohibitions against otherwise qualified individuals with handicaps under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. For purposes of the emergency shelter grants program, the term dwelling units in 24 CFR Part 8 shall include sleeping accommodations.
- T. CAPITALRISE will not discriminate against any employee or applicant for employment on the basis of religion and will not give preference of persons on the basis of religion. CAPITALRISE will not discriminate against any person applying for shelter on the basis of religion. CAPITALRISE will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no religious influence in the provision of shelter and other eligible activities funded by this grant.
- U. Indirect costs will only be paid if CAPITALRISE has indirect cost allocation plan approved by the Augusta Housing and Community Development prior to the execution of this Contract.
- V. HCD shall not approve any travel or travel related expenses to CAPITALRISE with funds provided under this.
- W. Construction Requirements

In the absence of local codes, properties must meet the HUD Section 8 Housing Quality Standards [HQS]. All housing assisted under this Agreement is "new construction" by definition and therefore must meet the local building codes for new housing in Augusta, Georgia, as applicable.

CAPITALRISE is required by state and local laws, to dispose of all site debris, trash, and rubble from the project be transported to and disposed of at the Augusta, Georgia Solid Waste Landfill in accordance with local and state regulations. The contractor shall provide evidence of proper disposal of, the name and location of the disposal facility, date of disposal and all related fees. Augusta, Georgia may, at reasonable times, inspect the part of the plant, place of business, or work site of CAPITALRISE or any subcontractor of CAPITALRISE or subunit thereof which is pertinent to the performance of any contract awarded or to be awarded by Augusta Housing & Community Development Department.

ARTICLE VII. SUSPENSION AND TERMINATION

- A. In the event CAPITALRISE materially fails to comply with any terms of this Agreement, including the timely completion of activities as described in the timetable and/or contained in ARTICLE II.C, Augusta, Georgia may withhold cash payments until CAPITALRISE cures any breach of the Agreement. If CAPITALRISE fails to cure the breach, Augusta may suspend or terminate the current award of funds. CAPITALRISE will not be eligible to receive any other funding.
- B. Damages sustained as a result of any breach of this Agreement. In addition, to any other remedies it may have at law or equity, HCD may withhold any payments to CAPITALRISE for the purposes of offsetting the exact amount of damages once determined.
- C. In the best interest of the project and to better serve the people in the target areas and fulfill the purposes of the Laney Walker/ Bethlehem Revitalization project, either party may terminate this Agreement upon giving thirty (30) day notice in writing of its intent to terminate, stating its reasons for doing so. In the event Augusta terminates this Agreement, Augusta shall pay CAPITALRISE for documented committed eligible costs incurred prior to the date of notice of termination.
- D. Notwithstanding any termination or suspension of this Agreement, CAPITALRISE shall not be relieved of any duties or obligations imposed on it under this Agreement with respect to HCD funds previously disbursed or income derived therefrom.
- E. To the extent that it does not alter the scope of this Agreement, Augusta, GA may unilaterally order a temporary stopping of the work or delaying of the work to be performed by CAPITALRISE under this contract.

ARTICLE VIII. NOTICES

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice shall remain such until it shall have been changed by written notice.

Augusta will receive all notices at the address indicated below:

Office of the Administrator
 ATTN: Tameka Allen, City Administrator
 Municipal Building
 535 Telfair Street, Suite 910
 Augusta, Georgia 30901

With copies to:
 Augusta Housing and Community Development Department
 ATTN: Charles Jackson, Interim Director
 510 Fenwick Street
 Augusta, Georgia 30901

Capitalrise, LLC will receive all notices at the address indicated below:

Capitalrise, LLC
ATTN: Capitalrise
2524 Ayelsbury Drive
Augusta, GA. 30909

With copies to:
Yannik McKie
1650 Olive Rd.
Augusta, GA. 30904

ARTICLE IX. INDEMNIFICATION

CAPITALRISE will at all times hereafter indemnify and hold harmless Augusta, its officers, agents, and employees, against any and all claims, losses, liabilities, or expenditures of any kind, including court costs, attorney fees and expenses, accruing or resulting from any or all suits or damages of any kind resulting from injuries or damages sustained by any person or persons, corporation, or property, by virtue of the performance of this Agreement. By execution of this Agreement, CAPITALRISE specifically consents to jurisdiction and venue in the Superior Court of Richmond County, Georgia and waives any right to contest jurisdiction or venue in said Court.

Should it become necessary to determine the meaning or otherwise interpret any work, phrase, or provision of this Agreement, or should the terms of this Agreement in any way be the subject of litigation in any court of laws or equity. It is agreed that the laws of the State of Georgia shall exclusively control the same.

The parties hereto do agree to bind themselves, their heirs, executors, administrators, trustees, successors, and assigns, all jointly and severally under the terms of this Agreement.

ARTICLE X. PRIOR AND FUTURE AGREEMENTS

This Document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. HCD is not obligated to provide funding of any kind to CAPITALRISE beyond the term of this Agreement.

CAPITALRISE warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by CAPITALRISE for the purpose of securing business and that CAPITALRISE has not received any non-Augusta fee related to this Agreement without the prior written consent of HCD. For breach or violation of this warranty, HCD shall have the right to annul this Agreement

without liability or at its discretion to deduct from the Agreement prices of consideration the full amount of such commission, percentage, brokerage, or contingent fee.

ARTICLE XI. LEGAL PROVISIONS DEEMED INCLUDED

Each and every provision of any law or regulations and clause required by law or regulation to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included herein and if, through mistake or otherwise, any such provision is not inserted or is not correctly inserted, then upon application of either party this Agreement shall forthwith be amended to make such insertion.

ARTICLE XII. DISCLAIMER

Any and all language in this Agreement pertaining to HUD regulations and/or the utilizations of HOME funding is deemed voidable when utilizing Laney Walker Bond funds in its entirety. However, if there are any federal funds utilized by this project, including Homebuyer Subsidy funds, this Agreement will be enforceable in its entirety.

ARTICLE XIII. COUNTERPARTS

This Agreement is executed in two (2) counterparts– each of which shall be deemed an original and together shall constitute one and the same Agreement with one counterpart being delivered to each party hereto.

ARTICLE XIV. INSURANCE

The DEVELOPER/CONTRACTOR shall provide, at all times that this Agreement is in effect, Insurance with limits of not less than:

- A. Workmen’s Compensation Insurance – in accordance with the laws of the State of Georgia.
- B. Public Liability Insurance – in an amount of not less than One Million (\$1,000,000) Dollars for injuries, including those resulting in death to any one person, and in an amount of not less than One Million (\$1,000,000) Dollars on account of any one occurrence.
- C. Property Damage Insurance – in an amount of not less than One Million (\$1,000,000) Dollars from damages on account of an occurrence, with an aggregate limit of One Million (\$1,000,000) Dollars.
- D. Valuable Papers Insurance – in an amount sufficient to assure the restoration of any plans, drawings, field notes, or other similar data relating to the work covered by the Project.
- E. Professional Liability Insurance – in an amount of not less than One Million (\$1,000,000) Dollars or an amount that correlates to the aggregate fee on the project should it exceed \$1,000,000.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above:

ATTEST: AUGUSTA, GEORGIA
(The City)

Approved as to form: _____
Augusta, GA Law Department

Date: _____

By: _____
Garnett L. Johnson
As its Mayor

Date: _____

By: _____
Charles Jackson
Interim Director

Date: _____

SEAL

Lena Bonner
As its Clerk

ATTEST: CAPITALRISE

By: _____
Owner

Date: _____

APPENDIX 1
Architectural Plans/Designs

APPENDIX 2
American Institute of Architects (AIA) Form - Sample

APPENDIX 3
Statutes: (Available on Request)

OMB Circular A-110 - Uniform Administrative Requirements for Grants and Agreement with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations

OMB Circular A- 122 - Cost Principles for Non-Profit Organizations

OMB Circular A-133 - Audits of Institutions of Higher Education & other Non-Profit Institutions

40 USC 276 Davis-Bacon Act

40 USC 327 Contract Work Hours and Safety Standard Act

Uniform Relocation Assistance and Real Property Acquisition Policies Act

Lead Based Paint Poisoning Prevention Act

24 CFR 35 – HUD Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Housing Receiving Federal Assistance and Federally-Owned Residential Property being sold, Final Rule

Augusta, Georgia- Richmond County Procurement Policy

Conflict of Interest Affidavit

APPENDIX 4
CONSTRUCTION REQUIREMENTS

1. All construction projects shall comply with Federal, State, and local codes and ordinances, including, but not limited to, the following:
 - A. All work shall be in compliance with the International Building Code current edition of National Electric Code, International Plumbing and Mechanical Code, and ADA 2010 Guidelines.
 - B. Georgia Energy Code International Energy Conservation Code (IECC-2015).
 - C. Williams-Steiger Occupational Safety and Health Act of 1970, Public Law 91-596.
 - D. Part 1910 – Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 202, October 18, 1972).
 - E. Part 1926 - Safety and Health Regulations for Construction, Chapter XVII of Title 29, Code of Federal Regulations (Federal Register, Volume 37, Number 243, December 16, 1972).
 - F. Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).
2. Project Review. All plans, specifications, work write-ups, projected cost estimates, punch lists or other means of outlining work on a particular project will be submitted in writing to HCD for review and approval prior to bidding. HCD Construction and Rehabilitation Inspectors or HCD's agent will review these items for compliance with new construction and/or rehabilitation standards and materials use.
3. Rehabilitation Standards. All rehabilitation work will comply with the "Uniform Physical Condition Standards for HUD Housing." Workmanship and material standards will comply with the Antioch Ministries, Inc. -Richmond County Housing & Community Development Department Contractors Manual and Performance Standards. A copy of this manual is provided to every contractor when included on the HCD Approved Contractors List. A copy is enclosed for inclusion.
4. Inspections. All projects will be inspected and approved by an HCD Construction and Rehabilitation Inspector or HCD's agent prior to release of the funds for that project.

APPENDIX 5
CONTRACTOR ACKNOWLEDGEMENT

Capitalrise, LLC acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioner and approval of the Mayor. Under Georgia law, Capitalrise, LLC is deemed to possess knowledge concerning HCD ability to assume contractual obligations and the consequences of Contractor's provision of goods or services to HCD under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that Capitalrise, LLC may be precluded from recovering payment for such unauthorized goods or services. Accordingly, Capitalrise, LLC agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if Capitalrise, LLC provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by Capitalrise, LLC. Capitalrise, LLC assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia (Laney Walker/Bethlehem Revitalization Project), and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized including, without limitation, all remedies at law or equity. This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts.

 Name

Capitalrise, LLC, Owner

EXHIBIT A
PROJECT SCHEDULE OF COMPLETION

CAPITALRISE MUST PROVIDE A COMPLETED SCHEDULE OF COMPLETION AS EXHIBIT A- WITH APPROPRIATE PROJECT MILESTONES WITHIN 10 TO 15 DAYS AFTER SIGNING THIS AGREEMENT. THIS SCHEDULE MUST BE PROVIDED IN SUFFICIENT DETAIL TO PERMIT HCD TO MONITOR AND ASSESS PROGRESS IN CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT. A SAMPLE SCHEDULE IS PROVIDED.

EXHIBIT B
WORK WRITE-UP

EXHIBIT C
PROJECT DEVELOPMENT AND MANAGEMENT PROCEDURES

1. HCD must review and approve all new construction work, project specifications and total development cost for each residential development project before work is commenced and before funds can be released for payment reimbursement. Construction payments will be released to CAPITALRISE in accordance with the attached drawdown schedule and budget.
2. HCD will provide the lot on which all new construction efforts will be performed under this Agreement and in connection with the project.
3. With HCD approval, CAPITALRISE may use funds under this Agreement for the following purposes:
 - a. To support development costs as outlined in Item 6 below.
4. Completion delays, remedies, and penalties.
 - a. If the Contractor fails to complete the work within the time frame specified in the contract, plus any authorized delays, HCD may:
 - i. Terminate the contractor in accordance with the “Provisions for Augusta Housing and Community Development Department (HCD)” clause of this contract.
 - ii. Assess liquidated damages of Two Hundred Dollars (\$200) per working day from the schedule of completion to the date of final acceptance of the project. The total amount of liquidated damages will be deducted from the total contract price, plus any change order amounts.
 - b. The contractor shall not be charged with liquidated damages for any delays in the completion of the work due:
 - i. To any acts of the Federal, State, or City/County Government; including controls or restrictions upon or requisitioning of materials, equipment, tools or labor by reason of war, National Defense, or any other National, State, or City/County emergency.
 - ii. To any acts of the Owner that hinder the progress of the work;
 - iii. To cause not reasonable foreseeable by the parties in this contract at the time the execution of the contract which are beyond the control and without the fault or negligence of the Contractor; including but not restricted to acts of God; acts of the public enemy; acts of another contractor in the performance of some other contract with the owner; fires; floods; epidemics; quarantine restrictions; strikes; freight embargoes; and weather or unusual severity such as hurricanes, tornadoes, cyclones, and other extreme weather conditions; and
 - iv. To any delay of the subcontractor occasioned by any other causes specified in subparagraphs A and B above. Provided, however, that the contractor promptly (within 10 days) notifies HCD and CAPITALRISE in writing of the cause of the delay. If the facts show the delay to be properly excusable under the terms of this contract, HCD shall extend the contract time by a period commensurate with the period of authorized delay to the completion of the work as whole; in the form of an amendment to this contract.
 - v.

5. New Construction Costs and Requirements
 - a. CAPITALRISE will provide construction management for the project to ensure that construction work is being carried out in accordance with plans, specifications and the project budget.
 - b. CAPITALRISE must make sure contractors obtain and post all permits on job site.
 - c. CAPITALRISE must collect progress and final lien releases from the contractor, subcontractors, and material suppliers prior to making a payment to a contractor.
 - d. HCD or its agent may continually inspect each house for contract compliance and to determine the percent of completion prior to processing a draw request and releasing payment. HCD may choose not to release payments if the work being performed is not of acceptable quality to HCD and if the house is not being built or rehabilitated in accordance with plans and specifications, or if the project is not on schedule.
6. Permanent Financing and Sales Prices
 - a. The sales price of each home sold in accordance with this Agreement must be based on a formal appraisal. Unless otherwise agreed to by HCD, the sales price of each house shall not exceed the appraised value of the house.
 - b. The purchasers of houses constructed must meet the Augusta, GA requirements.
 - c. Buyers will be required to borrow no less than 80% of the sale prices of the house from a private lending institution unless otherwise agreed to by HCD.

Contractor Work Write-up

Augusta Housing & Community Development Department

Hawthorne Welcher - Director

\$ 232,014.06

\$ 232,014.06

UOM	Enter Materials	COLOR	UNIT	QUANTITY	MATERIAL COST PER UNIT	TOTAL MATERIAL	LABOR COST PER UNIT	TOTAL LABOR	TOTAL COST MAT & LABOR	PROFIT & OVER HEAD	TOTAL COST PER SECTION
	Homeowners Name	Laney Walker/Bethlehem Revitalization Project						Contractor:	Capitalrise LLC		
	Homeowners Address	1518 Twigg St homes									
	City, State, Zip	Augusta, Georgia 30901									
	Phone							Profit & Overhead Percentage:		16%	

16%

Description of Material	UNIT	Quantity	Material Costs PER UNIT	TOTAL MATERIAL	LABOR COST PER UNIT	TOTAL LABOR	TOTAL COST MATERIAL & LABOR	PROFIT & OVERHEAD	TOTAL COST PER SECTION
excavate	LF	0	\$ 3.13	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -
concrete fig. no footing Monopour slab	CY	0	\$ 13.50	\$ -	\$ 15.00	\$ -	\$ -	\$ -	\$ -
SILT FENCE & CONSTRUCTION ENTRANCE	ROLL	3	\$ 75.00	\$ 234.75	\$ 100.00	\$ -	\$ 234.75	\$ 37.56	\$ 272.31
6 mil poly	ROLL	1	\$ 96.54	\$ 96.54	\$ 80.00	\$ 80.00	\$ 176.54	\$ 28.25	\$ 204.79
fill and tamp	CY	0	\$ 200.00	\$ -	\$ 35.00	\$ -	\$ -	\$ -	\$ -
concrete pads for steps	CY	1	\$ 124.20	\$ 124.20	\$ 35.00	\$ 35.00	\$ 159.20	\$ 25.47	\$ 184.67
drive and sidewalk	LF	0	\$ 0.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
concrete drive and sidewalk	LF	0	\$ 0.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
rebar	EA	1	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 500.00	\$ 80.00	\$ 580.00
Adding dirt to raise house (development cost)	EA	12	\$ 275.00	\$ 3,300.00	\$ -	\$ -	\$ 3,300.00	\$ 528.00	\$ 3,828.00
anchor bolts	EA	40	\$ 1.93	\$ 77.20	\$ 1.60	\$ 64.00	\$ 141.20	\$ 22.59	\$ 163.79
block wall 8x8x156	EA	750	\$ 1.90	\$ 1,425.00	\$ 2.00	\$ 1,500.00	\$ 2,925.00	\$ 468.00	\$ 3,393.00
header blocks	EA	163	\$ 2.00	\$ 326.00	\$ 2.00	\$ 326.00	\$ 652.00	\$ 104.32	\$ 756.32
mortar mix	BAGS	35	\$ 0.25	\$ 8.89	\$ 0.36	\$ 12.60	\$ 21.49	\$ 3.44	\$ 24.93
mortar sand	Load	1	\$ 270.00	\$ 270.00	\$ -	\$ -	\$ 270.00	\$ 43.20	\$ 313.20
Stone veneer Front only	EA	2500	\$ 1.30	\$ 3,250.00	\$ 0.50	\$ 1,250.00	\$ 4,500.00	\$ 720.00	\$ 5,220.00
house and garage slab	CY	22	\$ 135.00	\$ 2,970.00	\$ 35.00	\$ 770.00	\$ 3,740.00	\$ 598.40	\$ 4,338.40
porch slab	EA	10	\$ 135.00	\$ 1,350.00	\$ 35.00	\$ 350.00	\$ 1,700.00	\$ 272.00	\$ 1,972.00
BRICK STEPS AS PER PLAN	STEP	8	\$ 100.00	\$ 375.00	\$ 100.00	\$ 800.00	\$ 1,175.00	\$ 188.00	\$ 1,363.00
Rollobricks	EA	498	\$ 0.30	\$ 149.40	\$ 1.50	\$ 747.00	\$ 896.40	\$ 143.42	\$ 1,039.82
water sewer tap Labor to connect	LF	35	\$ 12.00	\$ 420.00	\$ 12.00	\$ 420.00	\$ 840.00	\$ 168.00	\$ 1,008.00
UTILITIES FEES ELECTRICAL	LS	1	\$ 200.53	\$ 200.53	\$ -	\$ -	\$ 200.53	\$ 32.08	\$ 232.61
UTILITIES FEES WATER	LS	1	\$ 350.00	\$ 350.00	\$ -	\$ -	\$ 350.00	\$ 56.00	\$ 406.00
BUILDERS RISK	LOT	1	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 400.00	\$ 64.00	\$ 464.00
LAYOUT AND BATTER BOARD	LS	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TERMITE TREATMENT	LOT	1	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ 200.00	\$ 32.00	\$ 232.00
PORT-O-LET	LOT	1	\$ 275.00	\$ 275.00	\$ -	\$ -	\$ 275.00	\$ 44.00	\$ 319.00
Total				\$ 16,052.51		\$ 6,604.60	\$ 22,657.11	\$ 3,625.14	\$ 26,282.25

[illegible]

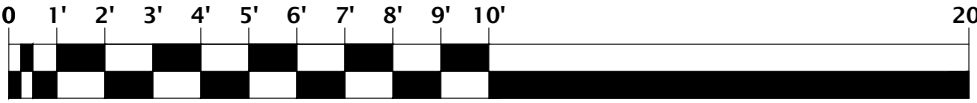
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
COLUMNS	EA	6	\$ 235.00	\$ 1,410.00	\$ 100.00	\$ 600.00	\$ 2,010.00	\$ 321.60	\$ 2,331.60
GUTTERS & DOWNSPOUTS	PKG	1	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ 1,250.00	\$ 200.00	\$ 1,450.00
Privacy Wall railroad	EA	0	\$ 225.00	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -
LANDSCAPING	PKG	1	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	\$ 400.00	\$ 2,900.00
Lot development to drain to front of property	PKG	0	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation	EA	1	\$ 1,900.00	\$ 1,900.00	\$ 1,100.00	\$ 1,100.00	\$ 3,000.00	\$ 480.00	\$ 3,480.00
GRADING / SITE PREPARATION	LS	1	\$ 900.00	\$ 900.00	\$ 600.00	\$ 600.00	\$ 1,500.00	\$ 240.00	\$ 1,740.00
Total				\$ 7,960.00		\$ 2,300.00	\$ 10,260.00	\$ 1,641.60	\$ 11,901.60

SIDING AND PORCH									
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Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
FASCIA AND SOFFIT AND SIDING	PKG	1	\$ 6,900.00	\$ 6,900.00	\$ 7,000.00	\$ 7,000.00	\$ 13,900.00	\$ 2,224.00	\$ 16,124.00

Total				\$ 6,900.00		\$ 7,000.00	\$ 13,900.00	\$ 2,224.00	\$ 16,124.00
Description of work to be completed:									
ROOFING									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
ROOFING PACKAGE (30 ARCHITECTURAL SHINGLES, ROOF VENT & INSTALLATION)	PKG	1	\$ 4,350.00	\$ 4,350.00	\$ 1,950.00	\$ 1,950.00	\$ 6,300.00	\$ 1,008.00	\$ 7,308.00
Continuous roof ridge vent with louvered side openings. Includes cutting of sheathing at roof and installation of shingle ridge cap.									
Total				\$ 4,350.00		\$ 1,950.00	\$ 6,300.00	\$ 1,008.00	\$ 7,308.00
FRAMING & FINISH CARPENTRY									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
WALL FRAMING AS NEEDED	PKG	1	\$ 23,500.00	\$ 23,500.00	\$ 9,400.00	\$ 9,400.00	\$ 32,900.00	\$ 5,264.00	\$ 38,164.00
SUBFLOORING REPAIRS	EA	1		\$ -		\$ -		\$ -	
WINDOWS / BLINDS	EA	1	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 750.00	\$ 120.00	\$ 870.00
WINDOW & EXTERIOR DOORS PKG	PKG	1	\$ 7,600.00	\$ 7,600.00	\$ -	\$ 1,000.00	\$ 8,600.00	\$ 1,376.00	\$ 9,976.00
INTERIOR DOORS & TRIM PKG	PKG	1	\$ 5,933.00	\$ 5,933.00	\$ 2,500.00	\$ 2,500.00	\$ 8,433.00	\$ 1,349.28	\$ 9,782.28
LOCKSET PACKAGE	EA	1	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 400.00	\$ 64.00	\$ 464.00
ATTIC STAIRWAY 10' ENG SAVER	EA	1	\$ 275.00	\$ 275.00	\$ 60.00	\$ 60.00	\$ 335.00	\$ 53.60	\$ 663.60
MAIL BOX	EA	1	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 16.00	\$ 116.00
HOUSE NUMBERS	EA	1	\$ 60.00	\$ 60.00	\$ -	\$ -	\$ 60.00	\$ 9.60	\$ 69.60
CLOSET 12' SHELVES W/ RODS AND PANTRY BLINDS	PKG	1	\$ 1,460.00	\$ 1,460.00	\$ -	\$ -	\$ 1,460.00	\$ 233.60	\$ 1,693.60
	PKG	1	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 450.00	\$ 72.00	\$ 522.00
Total				\$ 39,828.00		\$ 13,210.00	\$ 53,038.00	\$ 8,486.08	\$ 61,524.08
FLOORS CARPET /TILE									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
FLOORING CARPET	PKG	1	\$ 1,900.00	\$ 1,900.00	\$ 800.00	\$ 800.00	\$ 2,700.00	\$ 432.00	\$ 3,132.00
LAMINATED WOOD (12mm Thickness)?	PKG	1	\$ 4,400.00	\$ 4,400.00	1400	\$ 1,400.00	\$ 5,800.00	\$ 928.00	\$ 6,728.00
CERAMIC TILE (BATH & KITCHEN)	PKG	1	\$ 1,900.00	\$ 1,900.00	\$ 1,800.00	\$ 1,800.00	\$ 3,700.00	\$ 592.00	\$ 4,292.00
Total				\$ 8,200.00		\$ 4,000.00	\$ 12,200.00	\$ 1,952.00	\$ 14,152.00
Description of work to be completed:									
DRYWALL/ PLASTER									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
1/2 IN DRYWALL	SF	10600	\$ 0.44	\$ 4,664.00	\$ 0.50	\$ 5,300.00	\$ 9,964.00	\$ 1,594.24	\$ 11,558.24
Total				\$ 4,664.00		\$ 5,300.00	\$ 9,964.00	\$ 1,594.24	\$ 11,558.24
PLUMBING									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
PLUMBING PACKAGE W/STAINLESS STEEL FIXTURES	PKG	1	\$ 9,800.00	\$ 9,800.00	\$ 1,463.74	\$ 1,463.74	\$ 11,263.74	\$ 1,802.20	\$ 13,065.94
Sewer Tap				exisitng					
Water tap	PKG	1	\$ 1,500.00	\$ 1,500.00	\$ 600.00	\$ 600.00	\$ 2,100.00	\$ 336.00	\$ 2,436.00
Total				\$ 9,800.00		\$ 1,463.74	\$ 13,363.74	\$ 2,138.20	\$ 15,501.94
Includes all fittings, connections to fixtures, hangers, and removal of existing water lines.									
ELECTRICAL									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
ELECTRICAL	PKG	1	\$ 7,700.00	\$ 7,700.00	\$ 5,530.00	\$ 4,530.00	\$ 12,230.00	\$ 1,956.80	\$ 14,186.80
ALARM SYSTEM W/CELLULAR MONITORING	EA	1	\$ 700.00	\$ 700.00	\$ -	\$ -	\$ 700.00	\$ 112.00	\$ 812.00
CAMERA SECURITY DURING CONSTRUCTION	EA	1	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ 200.00	\$ 32.00	\$ 232.00
LIGHT FIXTURES ALLOWANCE	PKG	1	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ 320.00	\$ 2,320.00
Total				\$ 10,600.00		\$ 4,530.00	\$ 15,130.00	\$ 2,420.80	\$ 17,550.80
HEATING & AIR									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
HEATING & AIR 14 SEER	PKG	1	\$ 11,500.00	\$ 11,500.00	\$ -	\$ -	\$ 11,500.00	\$ 1,840.00	\$ 13,340.00
RANGE HOOD	PKG	1	\$ 450.00	\$ 450.00	\$ -	\$ -	\$ 450.00	\$ 72.00	\$ 522.00
AC CAGES	EA	1	\$ 650.00	\$ 650.00	\$ 100.00	\$ 100.00	\$ 750.00	\$ 120.00	\$ 870.00
Total				\$ 12,600.00		\$ 100.00	\$ 12,700.00	\$ 2,032.00	\$ 14,732.00
CABINETS & APPLIANCES									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
BASE & WALL CABINETS & GRANITE	PKG	1	\$ 10,500.00	\$ 10,500.00	\$ -	\$ -	\$ 10,500.00	\$ 1,680.00	\$ 12,180.00
APPLIANCE PKG. (RANGE, MICROWAVE, DISH WASHER & REFRIGERATOR W/ICE	PKG	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00	\$ 480.00	\$ 3,480.00
Total				\$ 13,500.00		\$ -	\$ 13,500.00	\$ 2,160.00	\$ 15,660.00
PAINTING EXTERIOR/ INTERIOR									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL &	PROFIT & OVERHEAD	TOTAL COST PER SECTION
PAINT 2 COATS WALL/CEILING PAINTING	SF	1648	\$ 1.75	\$ 2,884.00	3.4	\$ 5,603.20	\$ 8,487.20	\$ 1,357.95	\$ 9,845.15
Total				\$ 2,884.00		\$ 5,603.20	\$ 8,487.20	\$ 1,357.95	\$ 9,845.15
BATHROOM ACCESSORIES									

Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL & LABOR	PROFIT & OVERHEAD	TOTAL COST PER SECTION
BATH ACCESSORIES SET & MIRRORS	PKG	1	\$ 1,800.00	\$ 1,800.00	\$ -	\$ -	\$ 1,800.00	\$ 288.00	\$ 2,088.00
SHOWER DOOR	PKG	1	\$ 850.00	\$ 850.00	\$ -	\$ -	\$ 850.00	\$ 136.00	\$ 986.00
Total				\$ 1,800.00		\$ -	\$ 1,800.00	\$ 288.00	\$ 2,088.00
INSULATION									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL & LABOR	PROFIT & OVERHEAD	TOTAL COST PER SECTION
INSULATION ATTIC WALLS	PKG	1	\$ 2,700.00	\$ 2,700.00	\$ -	\$ -	\$ 2,700.00	\$ 432.00	\$ 3,132.00
Total				\$ 2,700.00		\$ -	\$ 2,700.00	\$ 432.00	\$ 3,132.00
DEMOLITION & CLEAN -UP									
Description	UNIT	Quantity	Material Costs PER	TOTAL MATERIAL	LABOR COST PER	TOTAL LABOR	TOTAL COST MATERIAL & LABOR	PROFIT & OVERHEAD	TOTAL COST PER SECTION
CLEAN HOUSE	EA	1	\$ -	\$ -	\$ 450.00	\$ 450.00	\$ 450.00	\$ 72.00	\$ 522.00
DUCT & BLOWER TEST	EA	1	\$ -	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 64.00	\$ 464.00
INTERIOR DEMOLITION	EA	1	\$ 400.00	\$ -			\$ 400.00	\$ -	
EXTERIOR clean up	EA	1						\$ -	
DUMPSTER	EA	1				\$ 800.00		\$ -	\$ 800.00
Total				\$ 800.00		\$ 850.00	\$ 2,050.00	\$ 264.00	\$ 2,314.00
RECAP OF SECTIONS				SUM TOTAL WRITE-UP					\$ 229,674.06
Description				TOTAL MATERIAL		TOTAL LABOR	TOTAL COST MATERIAL & LABOR	PROFIT & OVERHEAD	TOTAL COST PER SECTION
FOUNDATION / MASONRY				\$ 16,052.51		\$ 6,604.60	\$ 22,657.11	\$ 3,625.14	\$ 26,282.25
EXTERIOR				\$ 7,960.00		\$ 2,300.00	\$ 10,260.00	\$ 1,641.60	\$ 11,901.60
SIDING				\$ 6,900.00		\$ 7,000.00	\$ 13,900.00	\$ 2,224.00	\$ 16,124.00
ROOFING				\$ 4,350.00		\$ 1,950.00	\$ 6,300.00	\$ 1,008.00	\$ 7,308.00
FRAMING & FINISH CARPENTRY				\$ 39,828.00		\$ 13,210.00	\$ 53,038.00	\$ 8,486.08	\$ 61,524.08
FLOORS CARPET /TILE				\$ 8,200.00		\$ 4,000.00	\$ 12,200.00	\$ 1,952.00	\$ 14,152.00
DRYWALL/ PLASTER				\$ 4,664.00		\$ 5,300.00	\$ 9,964.00	\$ 1,594.24	\$ 11,558.24
PLUMBING				\$ 9,800.00		\$ 1,463.74	\$ 13,363.74	\$ 2,138.20	\$ 15,501.94
ELECTRICAL				\$ 10,600.00		\$ 4,530.00	\$ 15,130.00	\$ 2,420.80	\$ 17,550.80
HEATING & AIR				\$ 12,600.00		\$ 100.00	\$ 12,700.00	\$ 2,032.00	\$ 14,732.00
CABINETS & APPLIANCES				\$ 13,500.00		\$ -	\$ 13,500.00	\$ 2,160.00	\$ 15,660.00
PAINTING EXTERIOR/ INTERIOR				\$ 2,884.00		\$ 5,603.20	\$ 8,487.20	\$ 1,357.95	\$ 9,845.15
BATHROOM ACCESSORIES				\$ 1,800.00		\$ -	\$ 1,800.00	\$ 288.00	\$ 2,088.00
INSULATION				\$ 2,700.00		\$ -	\$ 2,700.00	\$ 432.00	\$ 3,132.00
DEMOLITION & CLEAN -UP				\$ 800.00		\$ 850.00	\$ 2,050.00	\$ 264.00	\$ 2,314.00
TOTALS				\$ 142,638.51		\$ 52,911.54	\$ 198,050.05	\$ 31,624.01	\$ 229,674.06
				SEWER AND WATER TAP Fees					\$ 1,500.00
Cost per sf heated			\$126.75	PERMITS					\$ 420.00
Cost per sf heated plus garage			\$ 109.37	2-10 WARRANTY					\$ 420.00
				TOTAL WRITE-UP					\$ 232,014.06
Total						\$ -	\$ -	\$ -	\$ -
CONTRACTOR Capitalrise LLC DATE HIRED BY									
ACCEPTED: TITLE DATE									
PREPARED BY: Frank Klimes REVISED									



GRAPHIC SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.			
REVISIONS			
NO.	DATE	DESCRIPTION	
1	XX/XX/2024	JOB # 2024-XXX	

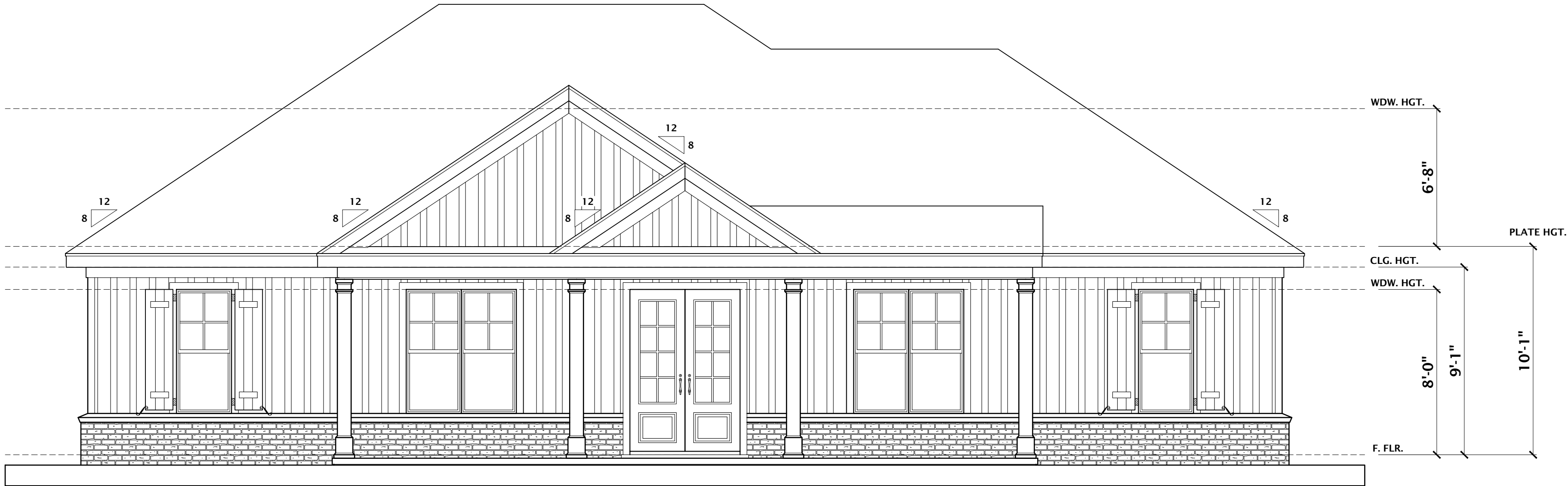
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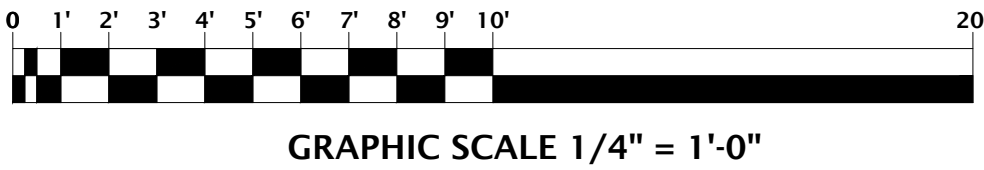


FRONT ELEVATION
SCALE 1/4" = 1'-0"

CUSTOMER OR
BUILDER

CAPITAL RISE
BUILDERS

ISSUE DATE:		XXXXXXXXXXXX XX, 2024
DESIGNED BY:	DRAWN BY:	CGP
SHEET TITLE:		ELEVATIONS
PROJECT NUMBER:	SHEET NUMBER:	XXXX 1 OF 8

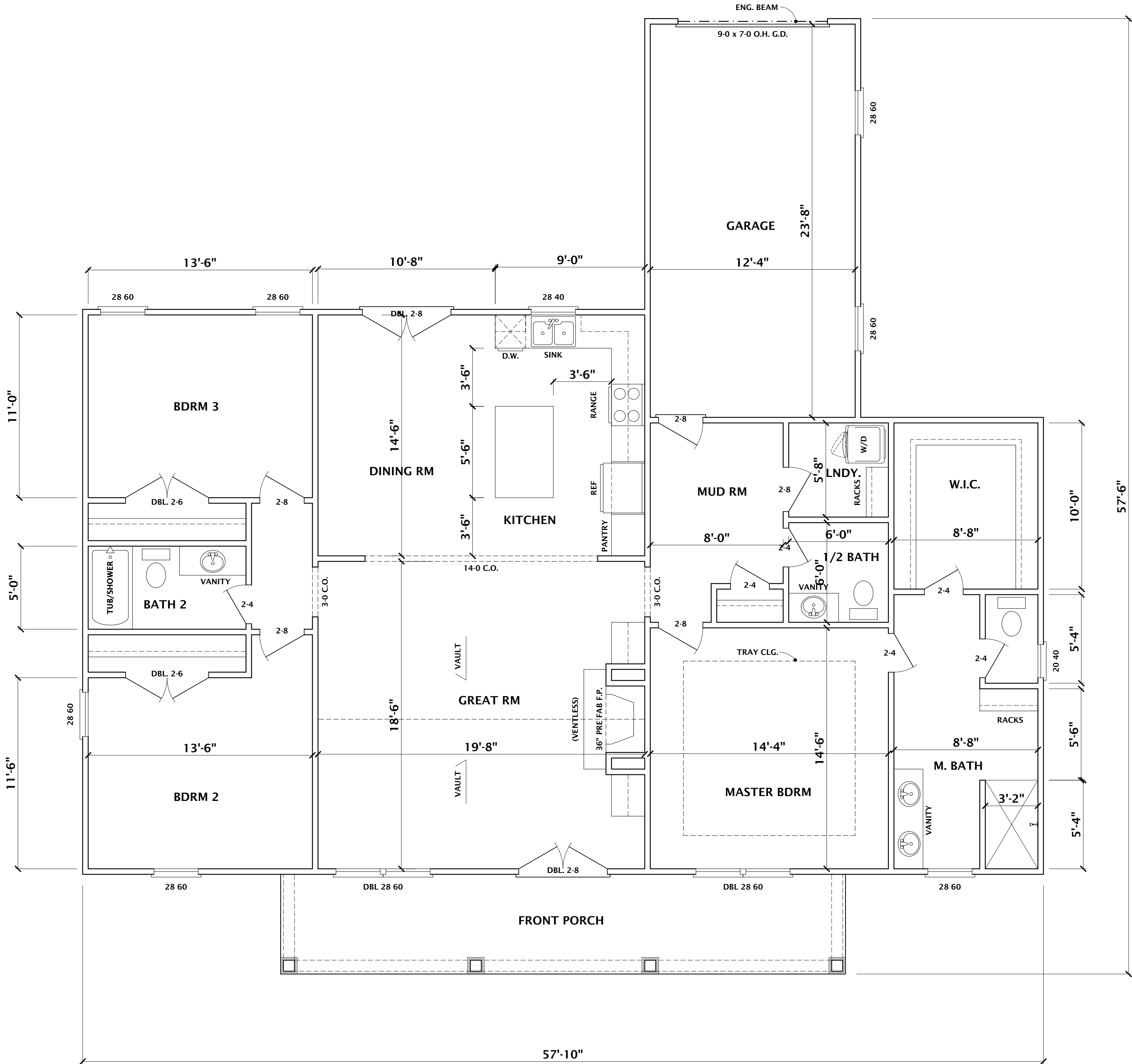


- NOTES:**
1. DIMENSIONS TO FRAMED WALL.
 2. ALL DIMENSIONS ARE FROM WALL EDGE TO CENTER OF INTERIOR WALL.
 3. CONTRACTOR TO VERIFY LOCAL CODES BEFORE START OF CONSTRUCTION. ADJUSTMENTS TO BE MADE IN THE FIELD AS REQ'D IF PLANS DIFFER.
 4. WINDOWS @ 6-8 HEADER. UNLESS OTHERWISE NOTED.
 5. DOORS AND CASE OPENINGS TO BE 6'-0" TALL. UNLESS OTHERWISE NOTED.
 6. CONTRACTOR TO VERIFY ALL WINDOW SIZE FOR EGRESS PER MANUFACTURE.
 7. CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
 8. IF I-JOIST OR WEB TRUSS USED TO SPAN, DROP CEILING ACCORDINGLY.
 9. CONTRACTOR TO ADD ATTIC ACCESS AS REQ'D PER CODES. ADJUSTMENTS TO BE MADE IN THE FIELD.
 10. CONTRACTOR TO ADD RAILING AS REQ'D PER CODE.

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FLOOR PLAN
SCALE 1/4" = 1'-0"

ESTIMATED SQUARE FOOTAGE	
FIRST FLOOR HTD.	1812 SQ. FT.
FRONT PORCH/STOOP	204 SQ. FT.
GARAGE	310 SQ. FT.
TOTAL	2326 SQ. FT.

ISSUE DATE: XXXXXXXXXXXX XX, 2024	
DESIGNED BY: CGP	DRAWN BY:
SHEET TITLE: FIRST FLOOR PLAN	
PROJECT NUMBER: XXXX	SHEET NUMBER: 4 OF 8



Administrative Services Committee

Meeting Date: Tuesday, July 29, 2025

Emergency – Richmond County Sheriff’s Office Admin & Evidence Building Roof Replacement

Department:	Central Services Department
Presenter:	Ron Lampkin
Caption:	Receive as information the emergency request for the roof replacement at the Richmond County Sheriff’s Office Admin and Evidence Building in the amount of \$83,349.15 by Hixon’s Roofing & Construction.
Background:	The Richmond County Sheriff’s Office Administration & Evidence Building was experiencing several leaks inside the building. These leaks were persistently causing interior issues and water damage to the walls, ceiling, flooring and furniture. During an assessment conducted by the Central Services Department, it was found that the roof would require replacement. It is imperative that the maintenance process continues to preserve the integrity of the structure.
Analysis:	Hixon’s Roofing & Construction will perform the corresponding work.
Financial Impact:	\$83,349.15; 272-01-6219/54.13120
Alternatives:	A – Receive as information B – Do not receive as information
Recommendation:	Receive as information the emergency request for the roof replacement at the Richmond County Sheriff’s Office Admin and Evidence Building in the amount of \$83,349.15 by Hixon’s Roofing & Construction.
Funds are available in the following accounts:	\$83,349.15; 272-01-6219/54.13120



Central Services Department

Ron Lampkin, Interim Director
Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Darrell White, Interim Director, Procurement Department

FROM: Ron Lampkin, Interim Director, Central Services Department

DATE: July 16, 2025

SUBJECT: Emergency Memo – Richmond County Sheriff's Office Admin & Evidence Building Roof Leaks

In accordance with §1-10-57 Emergency Procurements, I respectfully ask you to accept this communication as notification of an emergency at the Richmond County Sheriff's Office Admin & Evidence facility regarding several roof leaks.

The Richmond County Sheriff's Office Administration & Evidence Building was experiencing several leaks inside the building. These leaks were persistently causing interior issues and water damage to the walls, ceiling, flooring and furniture. During an assessment conducted by the Central Services Department, it was found that the roof would require replacement. It is imperative that the maintenance process continues to preserve the integrity of the structure. Hixon's Roofing & Construction has been deemed qualified to make the necessary replacement to the roof.

Please process a purchase order to Hixon's Roofing & Construction in the amount of \$83,349.15 for the needed roof replacement.

If you have any questions or concerns, please contact the Central Services Department.

RL/mcrr

**AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT**

REQUISITION

Item 10.

ITEM NAME: Central Services Department
ITEM NUMBER: 272016219/54.13120
ITEM HEAD: 

REQUISITION:
REQUISITION DATE: 07/16/2025
PURCHASE ORDER NUMBER:
PURCHASE ORDER DATE:

ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	NAME OF BIDDER	
					VENDOR	PHONE NUMBER
					QUOTED BY	
1	SECTION 2 (ROOFING) MOBILIZATION, DEBRIS REMOVAL, INSTALLATION (20 YR MANUFACTURERS WARRANTY), CLEAN UP AREA & DISPOSE OF GENERATED TRASH & DEBRIS	1	\$ 9,998.33	\$ 9,998.33	Hixon's Roofing	803-341-1729
2	SECTION 3 (ROOFING) MOBILIZATION, PREPARATION, SEAL, CLEAN AREA SECTION 3 (ROOFING) INSTALL PITCH POCKETS FOR A/C UNITS, METAL COPING (20 YR MANUFACTURER WARRANTY), RESEAL EXISTING DOWNSPOUTS AND CONDUCTOR HEADS	1	\$ 9,912.71	\$ 9,912.71	David Hixon	
3		1	\$ 63,438.11	\$ 63,438.11		
4						
5	Emergency - Richmond County Sheriff's Office Admin & Evidence Roof Leaks					
6	Invoice CR-212-1, CR-218-1					
7	Funding is available in the following accounts:					
8	272016219/54.13120					
9						
10						
11						
12						
13						
14						
15						
16						
17						
TOTAL BID			\$	83,349.15		
SHIPPING CHARGES						
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER						



Finance

Budget Transfer Request Form

Department * Central Services
Department Director Email rlampkin@augustaga.gov
Budget Analyst * Who is the budget analyst for your department?
 Sophia Tian
Explanation * BTR for RCSO Admin buidling

Transfer Data

From Org Key *	From OC# *	Description	To Org Key *	To OC# *	Description	Transfer Amount *
272016213	5413120	B & G - CBW Detention	272016219	5413120	B&G RCSO Admin Bldg	\$ 83350.00

Signature *
Scarlet Green



Central Services Department

Ron Lampkin, Interim Director
Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Timothy Schroer, Interim Director, Finance Department

FROM: Ron Lampkin, Interim Director, Central Services Department

DATE: July 9, 2025

SUBJECT: Capital Fund Transfer Request

Central Services is requesting to move \$83,350.00 of capital funds from 272016213/54.13120 to 272016219/54.13120 to cover the cost of emergency roof repairs and mold remediation for RCSO Admin Building and RCSO Evidence Building. Procurement approval is attached for your reference.

If you have any questions or concerns, please contact the Central Services Department.

CONCURRENCE:

Concur

Reject

Date

Director of Central Services

Director of Finance

RL
BS

7/9/25
14 July 2025

ACTION BY ADMINISTRATOR:

Approved:

Rejected:

Date:

7/16/2025

Scarlet Green

From: Darrell White
Sent: Tuesday, June 3, 2025 12:32 PM
To: Katie Cornelius
Cc: Ron Lampkin; Maria Rivera-Rivera; Scarlet Green; Arlene New; Audrey Sutton; Nancy M. Williams; Timothy Howard
Subject: RE: Emergency Request - Richmond County Sheriff's Office Evidence & Admin Roof Leaks & Mold

Follow Up Flag: Follow up
Flag Status: Flagged

Please proceed

From: Katie Cornelius <KCornelius@augustaga.gov>
Sent: Tuesday, June 3, 2025 12:08 PM
To: Darrell White <DWhite2@augustaga.gov>
Cc: Ron Lampkin <RLampkin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Scarlet Green <SGreen@augustaga.gov>; Arlene New <anew@augustaga.gov>; Audrey Sutton <ASutton@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Timothy Howard <THoward@augustaga.gov>
Subject: Emergency Request - Richmond County Sheriff's Office Evidence & Admin Roof Leaks & Mold
Importance: High

Good afternoon,

This communication serves as notification of an emergency at the following location:

- Richmond County Sheriff's Office Evidence Building & Admin Building
 - Roof leaks have been identified at the Richmond County Sheriff's Office Evidence and Administration Buildings. These leaks have resulted in the presence of mold, creating a health and safety hazard for both employees and citizens. It is of utmost importance that these issues are addressed in order to prevent further hazards.

We are requesting approval to proceed with Hixon's Roofing to make the needed corrections to the roof, and a separate vendor will be required to assess and provide remediation to the mold caused by the leaks.

Thank you,
Katie

Katie Cornelius | Administrative Assistant
Augusta - Richmond County | Central Services Department
 2760 Peach Orchard Rd | Augusta, Georgia 30906
 (p) 706-312-4152
KCornelius@augustaga.gov | www.augustaga.gov



Hixon's Commercial Roofing
Hixon's Roofing
12192 Atomic Road
Beech Island, SC 29842

Location Address
400 Walton Way
Augusta, GA 30901

INVOICE

Job: CR-218: Richmond County Sheriff's
Office (Evidence Building)

Invoice Number: CR-218-1

Invoice Date: 06/19/2025

Terms: Upon Receipt

Richmond County Sheriff's Office (Evidence
Building)
400 Walton Way
Augusta, GA 30901

INVOICE

PRICE

Section 2 (Roofing)

Mobilization

Remove Loose Debris From Existing Roof

Loose Lay Flute Filler (EPS) in Ribs of Existing Metal

Mechanically Attach 1" Polyisocyanurate Over Flute Filler System

Mechanically Attach 60 MIL TPO Membrane per Manufacturer's Specifications

Flash Around all Roof Penetrations

Install New Pipe Boots

Install New Drip Edge at All Rakes and Eaves

20 Year Manufacturer's Warranty

Clean Up Work Area and Dispose of Generated Trash and Debris

Subtotal: Section 2 (Roofing)

\$9,998.33

Section 3 (Roofing)

Mobilization

Mechanically Attach Flute Fill Over Existing Ballast Roof System

Mechanically Attach 60 MIL TPO Membrane per Manufacturer's Specifications

Fully Adhere TPO Wall Flashing (Flashing to Run up and Over Parapet Wall)

Flash Around All Curbs and Roof Penetrations

Install Pitch Pockets for A/C Units

Install Metal Coping at Required Locations

20 Year Manufacturer's Warranty

Reseal Existing Downspouts and Conductor Heads (No Replacement Gutters Included)

Subtotal: Section 3 (Roofing)

\$63,438.11

Subtotal: Invoice

\$73,436.44

Grand Total

\$73,436.44

Invoice Balance Due: \$73,436.44

REMIT TO:
Hixon's Roofing
12192 Atomic Road
Beech Island, SC 29842

Company Representative:
David Hixon
(803) 341-1729
david@hixonsroofing.com



Hixon's Commercial Roofing
Hixon's Roofing
12192 Atomic Road
Beech Island, SC 29842

Location Address
400 Walton Way
Augusta, GA 30901

INVOICE

Job: CR-212: Augusta-Richmond County
(Sheriff's Office)

Invoice Number: CR-212-1

Invoice Date: 06/09/2025

Terms: Upon Receipt

Augusta-Richmond County (Sheriff's Office)
400 Walton Way
Augusta, GA 30901

PRICE

INVOICE

Repair Section

Mobilization

Remove Loose Granules

Prepare Existing Roof Area for Coating

Coat Approximately 10' x 10' Area at Scupper Where Current Leak is Located

Seal Inside of Primary Scupper and Overflow Scupper

Seal Stone Coping Joints Extending Approximately 15' in Each Direction of Leak

Water Test Conductor Head and Downspout at Leaking Scupper

Seal Downspout

Clean Up Work Area

Subtotal: Repair Section	\$9,912.71
---------------------------------	-------------------

Subtotal: Invoice	\$9,912.71
--------------------------	-------------------

Grand Total	\$9,912.71
--------------------	-------------------

Invoice Balance Due:	\$9,912.71
-----------------------------	-------------------

Ledger: GL
 Report Date: 07/14/2025
 Fund: 272 Capital Outlay

GL Budgets and Actuals with Encumbrances

Fiscal Year: 2025
 Fiscal Period: 07
 Budget Version: PE

<u>Object</u>	<u>Description</u>	<u>Budget</u>	<u>Actual</u>	<u>Encumbrance</u>	<u>Balance</u>
Org. Key:	272016213 B & G - CBW Detention				
Director:	DOUSE				
Report To:					
5413120	Building Renovations	876,420.00	59,832.00	122,965.72	693,622.28
5421110	Machinery/Equipment	125,100.00	0.00	0.00	125,100.00
	Revenue & Transfers In:	0.00	0.00	0.00	0.00
	Expenditure and Transfers Out:	1,001,520.00	59,832.00	122,965.72	818,722.28
	Net:	-1,001,520.00	-59,832.00	-122,965.72	-818,722.28
Grand Total (RV & TI) by Fund: 272		0.00	0.00	0.00	0.00
Grand Total (XP & TO) by Fund: 272		1,001,520.00	59,832.00	122,965.72	818,722.28
	Net:	-1,001,520.00	-59,832.00	-122,965.72	-818,722.28



Administrative Services Committee

Meeting Date: July 22, 2025

HCD_ United Way of the CSRA Collaborative Applicant Lead Agency RFQ 25-163

Department:	HCD
Presenter:	Charles Jackson and/or HCD Staff
Caption:	Motion to approve Housing and Community Development Department's (HCD's) request to award United Way of the CSRA as Collaborative Applicant Lead Agency RFQ 25-163.
Background:	United Way., a 501(c)(3) nonprofit organization, was founded in 1936, and since that time, has been successful in the partnership of Augusta's inner-city neighborhoods. United Way of the CSRA unites people and mobilizes community resources to create lasting changes that transform lives.
Analysis:	Approval of the contract will allow the partnership to serve as the Homeless Taskforce Lead.
Financial Impact:	HCD will transfer any financial obligations that goes along with said applicant through HUD.
Alternatives:	Do not approve HCD's Request.
Recommendation:	Motion to approve Housing and Community Development Department's (HCD's) request to award United Way of the CSRA as Collaborative Applicant Lead Agency RFQ 25-163.
Funds are available in the following accounts:	Housing and Urban Development (HUD) Funds: Applicant must apply for funding
<u>REVIEWED AND APPROVED BY:</u>	N/A



**RFQ Opening: RFQ Item #25-163 Collaborative Applicant/Lead Agency
for Augusta,GA-Housing and Community Development
RFQ Due: Monday, April 14, 2025 @ 11:00 a.m.**

Total Number Specifications Mailed Out: 17
Total Number Specifications Download (Demandstar): 5
Total Electronic Notifications (Demandstar): 382
Georgia Procurement Registry: 1312
Pre-Qualification Conference Attendees: 16
Total packages submitted: 1
Total Non-compliant: 0

VENDORS	Attachment "B"	E-Verify	Save Form	Original	7 Copies
United Way of the CSRA, Inc. 1765 Broad Street Augusta, GA 30904	YES	467650	YES	YES	YES



RFQ Opening: RFQ Item #25-163 Collaborative Applicant/Lead Agency for
Augusta, GA-Housing and Community Development
RFQ Due: Monday, April 14, 2025 @ 11:00 a.m. Evaluation Date: Wednesday,
May 7, 2025 @ 11:00 a.m. via ZOOM

Vendors

United Way of the CSRA, Inc.
1765 Broad Street
Augusta, GA 30904

United Way of the CSRA, Inc.
1765 Broad Street
Augusta, GA 30904

Phase 1

Ranking of 0-5 (Enter a

Evaluation Criteria

Ranking

Points

Scale 0 (Low) to 5 (High)

Weighted Scores

1. Completeness of Response

- Package submitted by the deadline
- Package is complete (includes requested information as required per this solicitation)
- Attachment B is complete, signed and notarized

N/A

Pass/Fail

PASS

PASS

2. Qualifications & Experience

(0-5)

20

5.0

100.0

3. Organization & Approach

(0-5)

25

5.0

125.0

4. Scope of Services – The Firms ability to provide the following services and the required services included in SECTION C - SCOPE OF SERVICES AND ELIGIBILITY: Design, operate and follow a collaborative process for developing and submitting a Continuum of Care ("CoC") Consolidated Application to HUD. The current Collaborative Applicant / Lead Agency for the GA-504 Continuum of Care – Augusta Housing and Community Development (HCD) is soliciting proposals for the role of GA-504 Collaborative Applicant / Lead Agency designation for the Augusta-Richmond County geographic area (as defined by HUD). Such designation shall be until such time as the GA504 Board requests proposals for new CA administration and also contingent upon successful bi-annual evaluation by the GA504 Board and ESG fiduciary. The applicant will be responsible for receipt of the applications, review, and provide recommendation to the full GA-504 Board and Administrator for Augusta, Georgia for review and final approval. Ratification by the Augusta, Georgia Commission shall be facilitated at the discretion of the Augusta Administrator.

(0-5)

30

5.0

150.0

5. Financial Stability

(0-5)

5

5.0

25.0

6. References

(0-5)

5

5.0

25.0

Total Phase 1 (Maximum Points 30 - Total Maximum Weighted Score 375)

25.0

425.0

Phase 2 (Option - Numbers 9-10 (Vendors May Not Receive Less Than a 3 Ranking in Any Category to be Considered for Award)

9. Presentation by Team

(0-5)

10

0.0

10. Q&A Response to Panel Questions

(0-5)

5

0.0

Total Phase 2 - (Total Maximum Ranking 15 - Maximum Weighted Total Possible 125)

0.0

0.0

Total (Total Possible Score 500) Total (May not Receive Less Than a 3 Ranking in Any Category to be Considered for

Total Cumulative Score
(Maximum point is 500)

25.0

425.0

Evaluator: _____ Cumulative _____ Date: 6/13/25

Procurement Department Representative: _____ Nancy Williams _____

Procurement Department Completion Date: 6/13/25



Charles Jackson
Interim Director

Shauntia Lewis
Deputy Director

MEMORANDUM

TO: Mr. Darrell White, Interim Procurement Director

FROM: Mr. Charles Jackson, HCD Interim Director *Charles*

CC: Ms. Nancy Williams, Procurement Contract Compliance Administrator
Mrs. Ashkea White, HCD Program Coordinator/Compliance
Mrs. LaSandra Corley, HCD Program Manager

DATE: June 18, 2025

SUBJECT: Recommendation of Award RFQ #25-163 Collaborative Applicant/Lead
Agency for Augusta, GA-Housing and Community Development
Department

The Procurement Department received only one compliant bid for RFQ #25-163. The evaluation committee convened on Friday, June 13, 2025, to review and assess the submissions.

Based on the evaluation results, Augusta Housing and Community Development Department recommends awarding this contract to CSRA United Way. CSRA United Way was the only responsive and qualified company to bid on this item.

Thank you again, and if you have any questions or concerns, please contact Ashkea White at (706) 821-1870.

Sec. 1-10-47. Request for qualifications; pre-qualifications of contractors.

- (a) The Procurement Director, in consultation with the Administrator and using agency head may determine that it shall be in the best interest of Augusta, Georgia to pre-qualify offerors for contracts of a particular type. The imposed standards shall be met by any contractor who wishes submit a bid or proposal for the subject project. The contractor shall submit required data in order to obtain a fair and impartial determination of whether the pre-qualification standards have been met. When pre-qualification is required, only those contractors who submit the required pre-qualification information and who are actually pre-qualified to submit a bid or proposal for the proposed solicitation.
- (b) *Public notice.* Public notice of pre-qualification shall be given in the same manner as provided in section 1-10-50 (c).
- (c) *Pre-qualification standards.* The Procurement Director and affected using agency heads shall review all information submitted by the suppliers and, if necessary, require additional information. The standards set for pre-qualification shall include but not be limited to factors set forth in section 1-10-50-Sealed Bids; Bid Acceptance and Bid Evaluation or section 1-10-52-Sealed Proposals; Evaluation and Selection. If the Procurement Director and Administrator determine that the contractor meets all standards, then the contractor shall be so pre-qualified. The contractor shall be notified in writing.
- (d) *Failure to pre-qualify.* Should a contractor not be pre-qualified, appropriate written notice shall be sent and the contractor may appeal such determination as provided in Article 9.
- (e) In no instance shall a contract be awarded from the solicitation of request for qualifications.

Sec. 1-10-51. Request for proposals.

Request for proposals shall be handled in the same manner as the bid process as described above for solicitation and awarding of contracts for goods or services with the following exceptions:

- (a) Only the names of the vendors making offers shall be disclosed at the proposal opening.

- (b) Content of the proposals submitted by competing persons shall not be disclosed during the process of the negotiations.
- (c) Proposals shall be open for public inspection only after the award is made.
- (d) Proprietary or confidential information, marked as such in each proposal, shall not be disclosed without the written consent of the offeror.
- (e) Discussions may be conducted with responsible persons submitting a proposal determined to have a reasonable chance of being selected for the award. These discussions may be held for the purpose of clarification to assure a full understanding of the solicitation requirement and responsiveness thereto.
- (f) Revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offers.
- (g) In conducting discussions with the persons submitting the proposals, there shall be no disclosure of any information derived from the other persons submitting proposals.

Sec. 1-10-52. Sealed proposals.

- (a) *Conditions for use.* In accordance with O.C.G.A. § 36-91-21(c)(1)(C), the competitive sealed proposals method may be utilized when it is determined in writing to be the most advantageous to Augusta, Georgia, taking into consideration the evaluation factors set forth in the request for proposals. The evaluation factors in the request for proposals shall be the basis on which the award decision is made when the sealed proposal method is used. Augusta, Georgia is not restricted from using alternative procurement methods for obtaining the best value on any procurement, such as Construction Management at Risk, Design/Build, etc.
- (b) *Request for proposals.* Competitive sealed proposals shall be solicited through a request for proposals (RFP).
- (c) *Public notice.* Adequate public notice of the request for proposals shall be given in the same manner as provided in section 1-10- 50(c)(Public Notice and Bidder's List); provided the normal period of time between notice and receipt of proposals minimally shall be fifteen (15) calendar days.

- (d) *Pre-proposal conference.* A pre-proposal conference may be scheduled at least five (5) days prior to the date set for receipt of proposals, and notice shall be handled in a manner similar to section 1-10-50(c)-Public Notice and Bidder's List. No information provided at such pre-proposal conference shall be binding upon Augusta, Georgia unless provided in writing to all offerors.
- (e) *Receipt of proposals.* Proposals will be received at the time and place designated in the request for proposals, complete with bidder qualification and technical information. No late proposals shall be accepted. Price information shall be separated from the proposal in a sealed envelope and opened only after the proposals have been reviewed and ranked.

The names of the offerors will be identified at the proposal acceptance; however, no proposal will be handled so as to permit disclosure of the detailed contents of the response until after award of contract. A record of all responses shall be prepared and maintained for the files and audit purposes.

- (f) *Public inspection.* The responses will be open for public inspection only after contract award. Proprietary or confidential information marked as such in each proposal will not be disclosed without written consent of the offeror.
- (g) *Evaluation and selection.* The request for proposals shall state the relative importance of price and other evaluation factors that will be used in the context of proposal evaluation and contract award. (Pricing proposals will not be opened until the proposals have been reviewed and ranked). Such evaluation factors may include, but not be limited to:
 - (1) The ability, capacity, and skill of the offeror to perform the contract or provide the services required;
 - (2) The capability of the offeror to perform the contract or provide the service promptly or within the time specified, without delay or interference;
 - (3) The character, integrity, reputation, judgment, experience, and efficiency of the offeror;
 - (4) The quality of performance on previous contracts;
 - (5) The previous and existing compliance by the offeror with laws and ordinances relating to the contract or services;
 - (6) The sufficiency of the financial resources of the offeror relating to his ability to perform the contract;

- (7) The quality, availability, and adaptability of the supplies or services to the particular use required; and
 - (8) Price.
- (h) *Selection committee.* A selection committee, minimally consisting of representatives of the procurement office, the using agency, and the Administrator's office or his designee shall convene for the purpose of evaluating the proposals.
 - (i) *Preliminary negotiations.* Discussions with the offerors and technical revisions to the proposals may occur. Discussions may be conducted with the responsible offerors who submit proposals for the purpose of clarification and to assure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of information derived from proposals submitted by competing offerors.
 - (j) From the date proposals are received by the Procurement Director through the date of contract award, no offeror shall make any substitutions, deletions, additions or other changes in the configuration or structure of the offeror's teams or members of the offeror's team.
 - (k) *Final negotiations and letting the contract.* The Committee shall rank the technical proposals, open and consider the pricing proposals submitted by each offeror. Award shall be made or recommended for award through the Augusta, Georgia Administrator, to the most responsible and responsive offeror whose proposal is determined to be the most advantageous to Augusta, Georgia, taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain a written report of the basis on which the award is made/recommended. The contract shall be awarded or let in accordance with the procedures set forth in this Section and the other applicable sections of this chapter.

CSRA EOA
1261 GREENE STREET
AUGUSTA, GA 30901

KIDS RESTART INC
1751 BROAD ST
AUGUSTA, GA 30901

SALVATION ARMY
1384 GREENE ST.
AUGUSTA, GA 30901

PROJECT REFRESH
803 CARRIAGE CT
AUGUSTA, GA 30909

AUGUSTA MINI THEATRE YOUTH
AND CHILDCARE
2548 DEANS BRIDGE RD
AUGUSTA, GA 30906

LIVING IN PURPOSE
335 BELLA ROSE DR.
EVANS, GA 30809

CSRA BUSINESS LEAGUE
821 12TH ST.
AUGUSTA, GA 30901

JAMES BROWN FAMILY
FOUNDATION
PO BOX 635
AUGUSTA, GA 30904

ANTIOCH MINISTRIES
1378 LANEY WALKER
AUGUSTA, GA 30901

MACH ACADEMY CHILDCARE/YOUTH
SERVICES
1850 CHESTER AVE
AUGUSTA, GA 30906

PROMISE LAND
2409 AMSTERDAM DR.
AUGUSTA, GA 30906

BEAULAH GROVE RESOURCE
CENTER
1446 LEE BEARD WAY
AUGUSTA, GA 30901

UNITED WAY OF AUGUSTA
1765 BROAD ST
AUGUSTA, GA 30904

GATEWAY CENTER
275 PRYOR ST.
SW ATLANTA, GA 30303

AUGUSTA TOMORROW
1450 GREENE ST STE 85
AUGUSTA, GA 30901

IMAGO DEI COMMUNITY
DEVELOPMENT
319 TELFAIR ST
AUGUSTA, GA 30901

AUGUSTE RESCUE MISSION
526 WALKER ST
AUGUSTA, GA 30901

HAWTHORNE WELCHER
HOUSING AND COMMUNITY DEV

ASHKEA WHITE
HOUSING AND COMMUNITY DEV

PHYLLIS JOHNSON
COMPLIANCE

RFQ Item 25-163
COLLABORATIVE APPLICANT/LEAD for
Augusta, GA-Housing and Community
Development
RFQ Due: Mon,4/14/25 @ 11:00 a.m.

RFQ Item 25-163
COLLABORATIVE APPLICANT/LEAD
for Augusta, GA-Housing and
Community Development
Mail Date: 1/27/25

Planholders

Add Supplier

Export To Excel

Supplier (5)

Supplier 	Download Date
Augusta Partnership for Children, Inc.	02/28/2025
Banks, Finley, White & Co	02/28/2025
Dodge Data	02/28/2025
Maxim Healthcare Staffing Services, Inc.	02/28/2025
Onvia, Inc. - Content Department	02/28/2025

Add Supplier

Supplier Details

Supplier Name	Augusta Partnership for Children, Inc.
Contact Name	Cassondra Wimberly
Address	435 Telfair Street , Augusta, GA 30901
Email	cwimberly@augustapartnership.org
Phone Number	(70-6) -721-7464

Documents

Filename	Type	Action
25-163_RFQ	Bid Document / Specifications	View History

Tywanna Scott

From: bidnotice.donotreply@doas.ga.gov
Sent: Friday, February 28, 2025 9:06 AM
To: Tywanna Scott
Subject: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2025-000000107

Dear Tywanna Scott,
 tscott@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

Event Number: PE-72155-NONST-2025-000000107
Event Title: 25-163 Collaborative Applicant/Lead Agency
Event Type: Non-State Agency

Process Log
2025/02/28 08:56:58 : Log starts for - 24328147 - EVENT_RELEASE_TO_SUPL
2025/02/28 08:57:05 : Email Process Log for the Event#: PE-72155-NONST-2025-000000107
2025/02/28 08:57:05 : Email Batch# 2502288895
2025/02/28 08:57:05 : Notification Type: EVENT_RELEASE_TO_SUPL
2025/02/28 09:05:50 : Total No of Contacts found for sending Email: 1312
2025/02/28 09:05:50 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at:
<https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2025-000000107&sourceSystemType=gpr20>

02/28/2025 09:05:50 AM

[NOTICE: This message originated outside of the City of Augusta's mail system -- **DO NOT CLICK** on links, open **attachments** or respond to **requests for information** unless you are sure the content is safe.]

Request for Qualifications

Request for Qualifications will be received at this office until **Monday, April 14, 2025 @ 11:00 a.m.** via ZOOM Meeting ID: 810 3650 9670; Passcode: 25163 for furnishing:

RFQ Item #25-163 Collaborative Applicant/Lead Agency for Augusta, GA – Housing and Community Development

RFQs will be received by: The Augusta Commission hereinafter referred to as the OWNER at the offices of:

Darrell White, Interim Director
Augusta Procurement Department
535 Telfair Street - Room 605
Augusta, Georgia 30901

RFQ documents may be viewed on the Augusta Georgia web site under the Procurement Department ARcbid. RFQ documents may be obtained at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Room 605, Augusta, GA 30901 (706-821-2422).

Pre-Qualification Conference will be held on Monday, March 24, 2025 @ 2:00 p.m. via Zoom Meeting ID: 895 4792 4491; Passcode: 25163.

All questions must be submitted in writing by fax to 706 821-2811 or by email to procbidandcontract@augustaga.gov to the office of the Procurement Department by Tuesday, March 25, 2025 @ 5:00 P.M. No RFQ will be accepted by fax or email, all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No deliveries will be accepted prior to 8:30 a.m. or after 5:00 p.m., as the building is closed to the public and delivery services outside of these hours.

No RFQ may be withdrawn for a period of **90 days** after RFQ has been opened, pending the execution of contract with the successful bidder(s).

Request for qualifications (RFQ) and specifications. An RFQ shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. **All specific requirements contained in the request for qualification including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waivable or modifiable by the Procurement Director.** All requests to waive or modify any such material condition shall be submitted through the Procurement Director to the appropriate committee of the Augusta, Georgia Commission for approval by the Augusta, Georgia Commission. Please mark RFQ number on the outside of the envelope.

GEORGIA E-Verify and Public Contracts: The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contract (contracts with a government agency) for the physical performance of services over \$2,499 in value to enroll in E-Verify, **regardless of the number of employees.** They may be exempt from this requirement if they have no employees and do not plan to hire employees for the purpose of completing any part of the public contract. Certain professions are also exempt. All requests for qualification issued by a city must include the [contractor affidavit](#) as part of the requirement for their bid to be considered.

Respondents are cautioned that acquisition of RFQ documents through any source other than the office of the Procurement Department is not advisable. Acquisition of RFQ documents from unauthorized sources places the proponent at the risk of receiving incomplete or inaccurate information upon which to base their qualifications.

Correspondence must be submitted via mail, fax or email as follows:

Augusta Procurement Department
Attn: Darrell White, Interim Director of Procurement
535 Telfair Street, Room 605
Augusta, GA 30901
Fax: 706-821-2811 or Email: procbidandcontract@augustaga.gov

DARRELL WHITE, Interim Procurement Director

Publish:

Augusta Chronicle February 27, 2025 and March 6, 13, 20, 2025
Metro Courier February 27, 2025