

**FIRST AMENDMENT
TO
AGREEMENT BETWEEN
AUGUSTA, GEORGIA
&
PROMISE LAND COMMUNITY DEVELOPMENT CORPORATION
FOR
2020 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS**

This First Amendment to the agreement executed by and between the Parties on May 28, 2024, is made and entered into on the ____ day of _____, 2026, by and between AUGUSTA, GEORGIA, (hereafter referred to as “Augusta”), and PROMISE LAND CDC. (hereinafter referred to as the “PLCDC”).

WHEREAS, AUGUSTA desires to amend the original agreement to allow the PLCDC to effectively administer its HOPWA eligible affordable housing development activities;

WHEREAS, the PLCDC has determined that this Amendment is in its best interest and has agreed to the said Amendment;

NOW THEREFORE, in exchange for their mutual good and valuable consideration, the receipt and sufficiency of which each PARTY acknowledges, and intending to be legally bound, AUGUSTA and PLCDC agree to amend said agreement as follows:

(1)

Use of Funds. Budget shall be revised to provide additional funding in the amount of **\$53,747.00** of HOPWA funding to support the day-to-day operation of PLCDC HOPWA Program.

B. Use of Funds

HOPWA Program funds shall be used by Promise Land for the purposes and objectives stated in Article I, Scope of Services, and Exhibit “A” of the original Agreement. The use of HOPWA funds for any other purpose(s) is not permitted. The following summarizes the proposed uses of funds under this agreement:

HOPWA funds may be used for many purposes including housing and services, as well as program planning and development costs. But a significant portion of the funds are used for housing.

Short-term Rent, Mortgage, and Utility (STRMU) Payments provides short-term, rent, mortgage, and utility payments for households experiencing a financial crisis as a result

of their HIV health condition or a change in their economic circumstances. STRMU is designed to prevent households from becoming homeless by helping them remain in their own dwellings. and Connections to

Permanent Housing Placement (for households that are in precarious living situations and without immediate short-term relief) PHP may be used to help households establish permanent residence in which continued occupancy is expected. Eligible costs include application fees, related credit checks, utility hookup fees and deposits, and reasonable security deposits necessary to move persons into permanent housing., 24 C.F.R. § 574.330

Tenant-Based Rental Assistance (TBRA) - TBRA is a rental subsidy used to help households obtain or maintain permanent housing, including assistance for shared housing arrangements, in the private rental housing market. Households select a housing unit of their choice and the assistance pays the difference between the contractual rent to the owner and the household's calculated rent payment. The gross rent of the proposed unit must be at or below the lower of the rent standard or the reasonable rent.

Housing Case Management - Housing Case Management is considered a central component of HOPWA supportive services and key to successful program outcomes for housing stability and access to care. "Housing case management" simply means that the central emphasis of a case manager's work with a household is placed on housing issues, including evaluation of housing options, housing stability, and housing specific goals. Housing Case Management may be provided in conjunction with housing assistance services or as a standalone service.

Housing Information Services - Housing Information Services include, but are not limited to, counseling, information, and referral services to assist households with locating, acquiring, financing, and maintaining housing. This may also include fair housing guidance for households that have encountered discrimination on the basis of race, color, religion, sex, age, national origin, social status, or disability.

Resource Identification - Resource Identification encompasses activities that establish, coordinate, and develop housing assistance resources for eligible households (including preliminary research and expenditures necessary to determine the feasibility of specific housing-related initiatives).

Project Budget: Limitations

PLCDC shall be paid a total consideration of \$78,961.44 for full performance of the services specified under this Agreement. Any cost above this amount shall be the sole responsibility of PLCDC. 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 Promise Land CDC.

Original contract states not to exceed \$ 225,214.44 whereas amendment adds an additional \$ 53,747.00 to support eligible activities and operations as indicated below. Funding must be expended by September 30, 2026.

Except for the modifications made by this Amendment, the terms and conditions of the Agreement, as previously amended, shall remain in full force and effect.

Augusta Housing and Community Development
Housing Opportunities for Persons with Aids (HOPWA) Agreement Amendment
Promise Land CDC Amendment FY2020 HOPWA

IN WITNESS WHEREOF, the undersigned have set as of the date first written above.

Promise Land CDC

Date

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
As its Interim Director, HCD

Date: _____

SEAL

Lena Bonner
As its Clerk