

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-09-CN-MD-0011

Obligation Date:**Grantee Name:**

Healthy Neighborhoods Inc.

Award Date:

02/11/2010

Grant Amount:

\$26,092,880.00

Contract End Date:

02/10/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Executive Summary:**

The purpose of the Healthy Neighborhoods, Inc. Neighborhood Stabilization Program 2 (NSP2) Grant of \$26,092,880 is to acquire and redevelop 349 units of residential foreclosed, abandoned, or vacant properties in designated neighborhoods in Baltimore, Maryland. The properties predominately are for income eligible homeowners and a small number of units may be developed for renters. A minimum of 25%, \$6,523,220, of the funds, is for foreclosed and abandoned properties developed for households whose incomes are at or below 50% of the area median income (AMI). The remaining funds are for foreclosed, abandoned, or vacant houses targeted for households whose incomes are at or below 120% AMI. The award was received on February 11, 2010 and half of the funds must be expended within two years and the balance totally expended within three years.

Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant, along with five other participants: three non profit Consortium Members: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; Telesis Baltimore Corporation, a for profit development partner; and the City of Baltimore's Department of Housing and Community Development.

Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member of the consortium is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 28 units of housing for homeowners or renters. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 186 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly and Coldstream Homestead Montebello overlapping census tracts 905 and 906. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 35 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 25 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. In addition, if the fair market value of a completed property exceeds a targeted borrower's capacity to borrow, a second mortgage is available to reduce the principal amount of the borrower's first mortgage. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000: over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000.

>Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years.

No demolition or land banking is anticipated under this program.

Target Geography:

Activities for the NSP2 grant are targeted for Baltimore City in seven neighborhoods encompassing 12 census tracts: Reservoir Hill in tracts 1301 and 1302; Patterson Park/McElderry Park in tracts 601 and 602; Belair Edison in tracts 80101, 260202, 260301, and 260302; Ednor Gardens in tract 903; Better Waverly and Coldstream Homestead Montebello in tracts 905 and 906; and Barclay/Old Goucher in tract 1204. These seven neighborhoods participate in the Healthy Neighborhoods program employing a strategy to strengthen what are referred to as "middle" neighborhoods through a variety of tools utilized in cooperation with neighborhood based organizations. The NSP neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical

problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

Belair Edison is primarily a rowhouse working class community dating back to the 1920's and flanked by some of the city's largest parks. Its modest homes and prices made it perfect target for flipping and predatory lending in the late 1990's. This led to one of the highest number of FHA foreclosures in the country. Belair Edison now is staggering under a second round of foreclosures and declining values.

Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello (CHM) are adjacent and border Clifton Park and its public golf course and Lake Montebello with biking and walking lanes. The neighborhoods have a number of assets including a new Giant supermarket; Johns Hopkins University's satellite campus in the center of the neighborhoods; a full service YMCA; a community built playground; and mixed income senior housing. High cost loans are significant at 43.1% in Ednor Gardens, 57.4% in Better Waverly, and 61.8% in CHM. Foreclosure rates are rising. A vigilant approach to deal with foreclosures and vacant house is necessary to stabilize the market.

Reservoir Hill represents the most dramatic effects of the decline of real estate markets and protracted vacancies. This neighborhood of large, architecturally significant, historic townhouses views the city's largest park and is walking distance to a commuter train line and a local light rail. Many houses were transformed into multifamily units overrun with poverty, crime, and drugs. Many became vacant. In the early 2000's it became one of the hottest real estate markets with millions of dollars of investment. Renovation projects have stalled and sales and values have dropped. Turning abandoned and foreclosed condominium units and single family homes back to productive use will be required to give confidence to the area.

Patterson Park/McElderry Park neighborhood was once an extremely stable lower middle class area of industrial workers and rowhouse homeowners. Though just above the 140 acre Patterson Park and below Johns Hopkins medical institutions, the neighborhood declined. A local housing group acquired 500 homes and renovated them. The collapse of the housing market forced the group into bankruptcy. Other investors face similar circumstances and the market is flooded with inventory. Vacant and abandoned units are the biggest problem for this neighborhood.

Barclay/Old Goucher is a working class community with declining population rates and showing signs of disinvestment. Virtually no current real estate market exists. Signs of recovery surround the community with an emerging arts district to the south, increased homeownership to the north and west, and an approved plan for 300 units in Barclay. It is close to several universities. It is only a short walk to the train station and light rail. Active investment of NSP2 funds will establish and stimulate the market.

Program Approach:

The NSP grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the three nonprofit and one for profit developers who are acquiring and rehabilitating approximately 314 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "as is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance. Thirty-five additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP funds will be used for these homebuyers for construction costs, principal reduction, and/or closing cost assistance.

All homebuyers are required to receive eight hours of homeownership counseling from a HUD certified counseling agency. Several Healthy Neighborhoods community organizations are approved counseling agencies and are assisting in qualifying and verifying homebuyers' eligibility. The Healthy Neighborhood partner organizations also are assisting in marketing properties directly to homebuyers and those houses being developed by the NSP team members.

A modest number of rental housing may be developed in the Reservoir Hill community. Subordinate financing will be the difference between the fair market value and the amount of private mortgage debt which can be obtained for the buildings or units upon completion based on a reasonable rental pro forma assuming occupancy by eligible NSP2 households.

Healthy Neighborhoods is administering the program utilizing the allowable ten percent of NSP2 funds. The administrative costs include the time of existing staff dedicated to NSP2, new staff solely working on the program, outside consultants and vendors for appropriate services to assure compliance with NSP2 regulations and completion of the grant award. Healthy Neighborhoods is monitoring the performance of the NSP2 team members to assure they are meeting their performance goals. Healthy Neighborhoods will work with the Baltimore City Department of Housing and Community Development in its monitoring of activities and completion of the environmental review of each property.

The NSP2 team is building and expanding upon the work they already are doing in their NSP2 target census tracts to remediate the destabilizing impacts of foreclosures and vacant and abandoned buildings. The team knows the geography, the real estate market, the costs to purchase and renovate, and the buyers or renters to target. The funded work is building on existing partnerships with community based organizations to provide a wide array of services to neighborhood residents.

The intervention is to safeguard gains, create new quality housing opportunities for homeowners and position the communities to fully participate in a revived market when economic recovery occurs. NSP2 dollars are a key component allowing for quality renovations and serving a market where there still is buying interest. Given the compact nature of the neighborhoods and census tracts there is sufficient scale to make a market difference.

While each neighborhood has unique characteristics and market price points, all share many of the same attributes and issues. The strategies proposed are similar with the intended result being fewer vacant and foreclosed properties, reinvigoration of the market through the introduction of new homeowners, and growing confidence from the effects of visible and continued reinvestment.

Consortium Members:

Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant, along with five other participants: three non profit Consortium Members: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; Telesis Baltimore Corporation, a for profit development partner; and the City of Baltimore's Department of Housing and Community Development. Each member of the consortium is concentrating in particular target areas with a projected number of properties for completion.

Healthy Neighborhoods is administering the program utilizing \$2,372,080 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is ten years old and partners with 15 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$1,025,000 in funds for the direct purchase program for 25 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the

designated NSP census tracts.

Druid Heights Community Development Corporation, Inc. is acquiring and rehabilitating 28 units of housing for homeowners and renters using \$5,650,000 of NSP2 funds primarily in the Reservoir Hill community: 18 of the units are for sale or rent to individuals or families at or below 50% AMI for \$4,050,000 and \$1,600,000 is for ten homeownership properties serving households at or below 120% AMI. Druid Heights was established in 1971 and provides homeownership counseling, is rehabilitating vacant houses for sale and for rent, constructed new townhomes for sale, rehabilitated a community center, and developed senior housing.

Habitat for Humanity of the Chesapeake, Inc. is focusing in the Patterson Park and McElderry Park neighborhoods and is developing 75 houses for eligible homeowners using \$4,200,000 of NSP2 funds: \$840,000 for 15 foreclosed or abandoned houses for homeowners at or below 50% of (AMI) and \$3,360,000 for 60 foreclosed, abandoned, or vacant units for homeowners at or below 50% of AMI. Habitat is the local affiliate of the international habitat program and has 28 years of experience renovating homes for low income homeowners throughout the metropolitan area.

St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling to eligible homeowners 186 houses predominantly in the neighborhoods of Belair, Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$8,112,600: \$1,497,600 is for 36 for homeowners at or below 50% of (AMI) and \$3,360,000 for 150 homeowners at or below 120% of AMI. St. Ambrose was founded in 1968. In addition to housing development, St. Ambrose offers homeownership counseling, foreclosure prevention counseling and legal services, affordable rental opportunities, and homesharing. Since 2000, it has renovated and sold over 300 foreclosed properties to qualified homebuyers.

Telesis Baltimore Corporation has \$4,733,200 and is developing 35 houses for homeownership in the Barclay/Old Goucher neighborhoods: \$443,200 is for two homes for homeowners at or below 50% (AMI) and \$4,290,000 for 33 homeowners at or below 120% of AMI. Telesis, which was founded in 1985, is a national development organization that plans, finances, and builds affordable housing. It focuses on large-scale neighborhood redevelopment with a mix of uses including rental, homeownership, commercial, and community facilities. In 2008, Telesis was selected By Baltimore City to redevelop over 300 units in Barclay/Old Goucher.

The City of Baltimore’s Department of Housing and Community Development is conducting all environmental review for all of the housing development under the grant. The Department received NSP1 funding and is familiar with NSP federal requirements.

How to Get Additional Information:

For additional information, please contact:

Healthy Neighborhoods, Inc.

>2 East Read Street

>Baltimore, MD 21202

Attention: Lisa R. Evans, Senior Program Officer & NSP2

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$26,092,880.00
Total CDBG Program Funds Budgeted	N/A	\$26,092,880.00
Program Funds Drawdown	\$1,879,339.70	\$4,238,758.79
Program Funds Obligated	\$4,796,676.10	\$7,207,195.19
Program Funds Expended	\$1,875,164.03	\$1,943,532.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$129,858.30	\$129,858.30
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$396,778.48
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$2,372,080.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$10,290,800.00

Overall Progress Narrative:

During January, February, and March of 2011, the Healthy Neighborhoods NSP2 consortium focused heavily on the construction phase of the program. Rehabilitation began on 27 houses in three different neighborhoods. Telesis Baltimore Corporation began construction on its first phase of eight houses in the Barclay Old Goucher neighborhood. The houses are requiring total rehabilitation and are located in the 2200 and 2300 blocks of North Calvert Street. Habitat for Humanity of the Chesapeake had 17 houses undergoing substantial rehabilitation in the Patterson Park neighborhood. Four houses in Belair Edison were in various stages of repair by St. Ambrose Housing Aid Center. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners.

The first homebuyer working with Habitat for Humanity of the Chesapeake moved into their new home in March. The home in Patterson Park bought as a foreclosure and was in excellent condition at time of purchase. Neighborhood Stabilization funds assisted the buyer with closing costs and mortgage principal write down. Four new homeowners settled on their homes through the Healthy Neighborhoods Direct Purchase Program in the Barclay, Patterson Park, and Reservoir Hill neighborhoods. Interest in the program continued to be strong but offers on "short sale" properties take a number of months to be considered and approved by the mortgage servicers. Outreach to publicize the program continued to the real estate community and much stronger marketing will occur during the spring home buying season.

St. Ambrose Housing Aid Center purchased ten houses in the Belair Edison neighborhood and Habitat for Humanity of the Chesapeake bought two properties in Patterson Park. Druid Heights Community Development Corporation made an offer that was accepted for a large house in Reservoir Hill that is slated for apartments with settlement expected in May.

Rehabilitation specifications were completed and distributed to all partners. The specifications enumerated required building materials and techniques and recommends best practices. Heavy emphasis is placed on "green" building standards and available products.

Healthy Neighborhoods submitted an amendment request to the Department of Housing and Urban Development to propose four changes to the Neighborhood Stabilization award. The first involves changing the status of three of the original nonprofit "Consortium Members" to "Development Partners". The next request is to amend our action plan to use NSP2 funds as a loan guarantee under the financing mechanism activity. The third proposed change is for the addition of new development partners. The last request is to reallocate funds

among NSP2 members. The amendment request was advertised for public comment with an end date for comments of April 18.
 A total of \$1,875,164.03 was expended during the quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$26,092,880.00)	\$0.00
NSP2-1AD, Administration	\$148,069.13	\$2,372,080.00	\$396,778.48
NSP2-2AH-050, Acquisition/Rehab B-050	\$142,859.31	\$10,290,800.00	\$1,877,696.37
NSP2-3AH-120, Acquisition/Rehab B-120	\$1,562,937.26	\$13,355,000.00	\$1,895,265.44
NSP2-5FM, Financing Mechanisms A	\$25,474.00	\$75,000.00	\$69,018.50

Activities

Grantee Activity Number: NSP2-DH-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,050,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,050,000.00
Program Funds Drawdown	\$16,480.43	\$32,088.26
Program Funds Obligated	\$16,480.43	\$32,088.26
Program Funds Expended	\$16,326.00	\$16,326.00
Druid Heights Community Development Corporation, Inc.	\$16,326.00	\$16,326.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Progress Narrative:

Architectural drawings are underway for 2408 Linden Avenue and a contractor is finalizing cost estimates. The property includes a large detached house plus a separate carriage house. Extensive rehabilitation is required and will entail major exterior work to comply with historic standards.

A contract of sale was submitted for a second property on Linden Avenue and it was accepted by the seller. The house would create four rental units targeted at those earning at or below 50% of Area Median Income. Settlement is expected in late April or early May.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP2-DH-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,600,000.00
Program Funds Drawdown	\$16,322.77	\$348,650.95
Program Funds Obligated	\$16,322.77	\$348,650.95
Program Funds Expended	\$11,068.00	\$11,068.00
Druid Heights Community Development Corporation, Inc.	\$11,068.00	\$11,068.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to or purchase by eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Progress Narrative:

Architectural drawings were completed for 2553 Madison and a contractor was chosen. Construction contract should be finalized in April. One additional property is under contract with settlement expected in late April or early May and another house has an offer pending. All of the properties are in Reservoir Hill and are being developed for sale to eligible homeowners earning less than 120% of Area Median Income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10
# of buildings (non-residential)	0	0/0

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/10
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/10	0/10	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HC-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,200,000.00
Program Funds Drawdown	\$126,258.88	\$1,845,488.11
Program Funds Obligated	\$1,486,335.88	\$3,205,565.11
Program Funds Expended	\$127,839.93	\$127,839.93
Habitat for Humanity of the Chesapeake, Inc.	\$127,839.93	\$127,839.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$129,858.30	\$129,858.30
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

The first homebuyer working with Habitat for Humanity of the Chesapeake moved into their new home in March. The home in Patterson Park was bought as a foreclosure and was in excellent condition at time of purchase. Neighborhood Stabilization funds were used to assist the buyer with closing costs and mortgage principal write down.

Habitat also purchased two properties this past quarter in the Patterson Park and McElderry Park neighborhoods. The addresses are 431 N. Glover and 2411 E. Jefferson. All homes will be sold upon completion to families earning less than 50% of the Area Median Income. Two additional houses are under contract of sale.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		1/75	
# of buildings (non-residential)	1		1/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	1		1/75	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		1/75	
# of Singlefamily Units	1		1/75	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/75	0/0	1/75	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	1	0	1	1/75	0/0	1/75	100.00

Activity Locations

Address	City	State	Zip
142 N. Decker	Baltimore	NA	21224

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HN-1AD-000

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,372,080.00
Total CDBG Program Funds Budgeted	N/A	\$2,372,080.00
Program Funds Drawdown	\$148,069.13	\$396,778.48
Program Funds Obligated	\$148,069.13	\$396,778.48
Program Funds Expended	\$147,721.61	\$216,089.61
Healthy Neighborhoods, Inc.	\$147,721.61	\$216,089.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods NSP2 for the coordination of the NSP2 program.

Location Description:

Baltimore, MD

Activity Progress Narrative:

Three inspectors were placed under contract by Healthy Neighborhoods to review all construction activity. Their responsibilities include reviewing the scope for the rehabilitation work, cost reasonableness, and approval of construction draws.

Rehabilitation specifications were completed and distributed to all partners. The specifications enumerate required building materials and techniques and recommends best practices. Heavy emphasis is placed on "green" building standards and available products.

Healthy Neighborhoods submitted an amendment request to the Department of Housing and Urban Development to propose four changes to the Neighborhood Stabilization award. The first involves changing the status of three of the original nonprofit "Consortium Members" to "Development Partners". The next request is to amend our action plan to use NSP2 funds as a loan guarantee under the financing mechanism activity. The third proposed change is for the addition of new development partners. The last request is to reallocate funds among NSP2 members. The amendment request was advertised for public comment with an end date for comments of April 18.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP2-HN-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$120.00	\$120.00
Program Funds Obligated	\$24,999.00	\$24,999.00
Program Funds Expended	\$120.00	\$120.00
Healthy Neighborhoods, Inc.	\$120.00	\$120.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

A house was purchased directly by a homebuyer in the Reservoir Hill neighborhood. Neighborhood Stabilization funds were used for mortgage principal write down, closing cost assistance, and repairs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/4
# of Parcels acquired voluntarily	1	1/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/4
# of Singlefamily Units	1	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/4	0/0	1/4	100.00
# Owner Households	1	0	1	1/4	0/0	1/4	100.00

Activity Locations

Address	City	State	Zip
2144 Mount Royal Terrace	Baltimore	NA	21217

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HN-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total CDBG Program Funds Budgeted	N/A	\$850,000.00
Program Funds Drawdown	\$49,998.00	\$49,998.00
Program Funds Obligated	\$49,998.00	\$49,998.00
Program Funds Expended	\$49,998.00	\$49,998.00
Healthy Neighborhoods, Inc.	\$49,998.00	\$49,998.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

Two houses were purchased directly by homebuyers in the neighborhoods of Barclay and Patterson Park. Neighborhood Stabilization funds were used for mortgage principal write down, closing cost assistance, and for repairs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/21
# of Parcels acquired voluntarily	2	2/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/21
# of Singlefamily Units	2	2/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	2/21	2/21	100.00
# Owner Households	0	2	2	0/0	2/21	2/21	100.00

Activity Locations

Address	City	State	Zip
2 N. Milton Avenue	Baltimore	NA	21224
2335 N. Calvert Street	Baltimore	NA	21218

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HN-5FM-120
Activity Title:	Direct Purchase Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$25,474.00	\$69,018.50
Program Funds Obligated	\$31,452.50	\$74,997.00
Program Funds Expended	\$25,474.00	\$25,474.00
Healthy Neighborhoods, Inc.	\$25,474.00	\$25,474.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000; over ten years if \$15,000 to \$40,000; and over 15 years if greater than \$40,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

A single female purchased a foreclosed house in the Patterson Park neighborhood directly from a servicer. The Neighborhood Stabilization funds were used for mortgage principal write down.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	3/25	3/25	100.00
# Owner Households	0	1	1	0/0	3/25	3/25	100.00

Activity Locations

Address	City	State	Zip
24 N. Streeper Street	Baltimore	NA	21224

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-SA-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,497,600.00
Total CDBG Program Funds Budgeted	N/A	\$1,497,600.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Progress Narrative:

No activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-SA-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$6,615,000.00
Total CDBG Program Funds Budgeted	N/A	\$6,615,000.00
Program Funds Drawdown	\$676,031.39	\$676,031.39
Program Funds Obligated	\$895,896.39	\$946,996.39
Program Funds Expended	\$676,031.39	\$676,031.39
St. Ambrose Housing Aid Center, Inc.	\$676,031.39	\$676,031.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Progress Narrative:

St. Ambrose Housing Aid Center started construction on four properties in the Belair Edison neighborhood at 4602 Parkside, 4720 Shamrock, 3509 Elmora, and 3444 Clifmont.

TCB Property Management, Inc. is doing the rehabilitation work on these houses.

Ten houses were purchased his quarter and all are located in the Belair Edison neighborhood. The addresses are 4128 Coleman, 3510 Parklawn, 905 McKewin, 3309 Shannon, 3135 Kenyon, 4231 Seidel, 3828 Ravenwood, 3633 Elmley, 4318 Parkside, and 3804 Sinclair Lane. Five of these houses are being bid for rehabilitation. Upon completion the homes will be sold to eligible homeowners earning less than 120% of Area Median Income. Eight other houses are under contract in the Belair Edison neighborhood.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-TB-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$443,200.00
Total CDBG Program Funds Budgeted	N/A	\$443,200.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in the designated census tract for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

No activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-TB-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,290,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,290,000.00
Program Funds Drawdown	\$820,585.10	\$820,585.10
Program Funds Obligated	\$2,127,122.00	\$2,127,122.00
Program Funds Expended	\$820,585.10	\$820,585.10
Telesis Baltimore Corporation	\$820,585.10	\$820,585.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

Goucher neighborhood. The houses are requiring total rehabilitation and are located in two blocks of North Calvert at 2202, 2204, 2220, 2224, 2228, 2315, 2319, and 2327 N. Calvert. Southway Builders is the contractor and work is approximately 30% complete at the end of this quarter with completion of all eight houses in the early summer. Marks, Thomas Architects is the architect for these eight properties and they have begun work on plans for the next phase.

A marketing coordinator was hired to begin outreach to eligible homeowners earning less than 120% of Area Median Income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/33
# of buildings (non-residential)	0	0/0

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/33
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/33	0/33	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-09-CN-MD-0011

Obligation Date:**Grantee Name:**

Healthy Neighborhoods Inc.

Award Date:

02/11/2010

Grant Amount:

\$26,092,880.00

Contract End Date:

02/10/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Lisa R Evans

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The purpose of the Healthy Neighborhoods, Inc. Neighborhood Stabilization Program 2 (NSP2) Grant of \$26,092,880 is to acquire and redevelop 349 units of residential foreclosed, abandoned, or vacant properties in designated neighborhoods in Baltimore, Maryland. The properties predominately are for income eligible homeowners and a small number of units may be developed for renters. A minimum of 25%, \$6,523,220, of the funds, is for foreclosed and abandoned properties developed for households whose incomes are at or below 50% of the area median income (AMI). The remaining funds are for foreclosed, abandoned, or vacant houses targeted for households whose incomes are at or below 120% AMI. The award was received on February 11, 2010 and half of the funds must be expended within two years and the balance totally expended within three years.

Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant, along with five other participants: three non profit Consortium Members: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; Telesis Baltimore Corporation, a for profit development partner; and the City of Baltimore's Department of Housing and Community Development.

Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member of the consortium is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 28 units of housing for homeowners or renters. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 186 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly and Coldstream Homestead Montebello overlapping census tracts 905 and 906. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 35 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 25 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. In addition, if the fair market value of a completed property exceeds a targeted borrower's capacity to borrow, a second mortgage is available to reduce the principal amount of the borrower's first mortgage. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000: over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000.

>Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years.

No demolition or land banking is anticipated under this program.

Target Geography:

Activities for the NSP2 grant are targeted for Baltimore City in seven neighborhoods encompassing 12 census tracts: Reservoir Hill in tracts 1301 and 1302; Patterson Park/McElderry Park in tracts 601 and 602; Belair Edison in tracts 80101, 260202, 260301, and 260302; Ednor Gardens in tract 903; Better Waverly and Coldstream Homestead Montebello in tracts 905 and 906; and Barclay/Old Goucher in tract 1204. These seven neighborhoods participate in the Healthy Neighborhoods program employing a strategy to strengthen what are referred to as "middle" neighborhoods through a variety of tools utilized in cooperation with neighborhood based organizations. The NSP neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical

problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

Belair Edison is primarily a rowhouse working class community dating back to the 1920's and flanked by some of the city's largest parks. Its modest homes and prices made it perfect target for flipping and predatory lending in the late 1990's. This led to one of the highest number of FHA foreclosures in the country. Belair Edison now is staggering under a second round of foreclosures and declining values.

Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello (CHM) are adjacent and border Clifton Park and its public golf course and Lake Montebello with biking and walking lanes. The neighborhoods have a number of assets including a new Giant supermarket; Johns Hopkins University's satellite campus in the center of the neighborhoods; a full service YMCA; a community built playground; and mixed income senior housing. High cost loans are significant at 43.1% in Ednor Gardens, 57.4% in Better Waverly, and 61.8% in CHM. Foreclosure rates are rising. A vigilant approach to deal with foreclosures and vacant house is necessary to stabilize the market.

Reservoir Hill represents the most dramatic effects of the decline of real estate markets and protracted vacancies. This neighborhood of large, architecturally significant, historic townhouses views the city's largest park and is walking distance to a commuter train line and a local light rail. Many houses were transformed into multifamily units overrun with poverty, crime, and drugs. Many became vacant. In the early 2000's it became one of the hottest real estate markets with millions of dollars of investment. Renovation projects have stalled and sales and values have dropped. Turning abandoned and foreclosed condominium units and single family homes back to productive use will be required to give confidence to the area.

Patterson Park/McElderry Park neighborhood was once an extremely stable lower middle class area of industrial workers and rowhouse homeowners. Though just above the 140 acre Patterson Park and below Johns Hopkins medical institutions, the neighborhood declined. A local housing group acquired 500 homes and renovated them. The collapse of the housing market forced the group into bankruptcy. Other investors face similar circumstances and the market is flooded with inventory. Vacant and abandoned units are the biggest problem for this neighborhood.

Barclay/Old Goucher is a working class community with declining population rates and showing signs of disinvestment. Virtually no current real estate market exists. Signs of recovery surround the community with an emerging arts district to the south, increased homeownership to the north and west, and an approved plan for 300 units in Barclay. It is close to several universities. It is only a short walk to the train station and light rail. Active investment of NSP2 funds will establish and stimulate the market.

Program Approach:

The NSP grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the three nonprofit and one for profit developers who are acquiring and rehabilitating approximately 314 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "as is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance. Thirty-five additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP funds will be used for these homebuyers for construction costs, principal reduction, and/or closing cost assistance.

All homebuyers are required to receive eight hours of homeownership counseling from a HUD certified counseling agency. Several Healthy Neighborhoods community organizations are approved counseling agencies and are assisting in qualifying and verifying homebuyers' eligibility. The Healthy Neighborhood partner organizations also are assisting in marketing properties directly to homebuyers and those houses being developed by the NSP team members.

A modest number of rental housing may be developed in the Reservoir Hill community. Subordinate financing will be the difference between the fair market value and the amount of private mortgage debt which can be obtained for the buildings or units upon completion based on a reasonable rental pro forma assuming occupancy by eligible NSP2 households.

Healthy Neighborhoods is administering the program utilizing the allowable ten percent of NSP2 funds. The administrative costs include the time of existing staff dedicated to NSP2, new staff solely working on the program, outside consultants and vendors for appropriate services to assure compliance with NSP2 regulations and completion of the grant award. Healthy Neighborhoods is monitoring the performance of the NSP2 team members to assure they are meeting their performance goals. Healthy Neighborhoods will work with the Baltimore City Department of Housing and Community Development in its monitoring of activities and completion of the environmental review of each property.

The NSP2 team is building and expanding upon the work they already are doing in their NSP2 target census tracts to remediate the destabilizing impacts of foreclosures and vacant and abandoned buildings. The team knows the geography, the real estate market, the costs to purchase and renovate, and the buyers or renters to target. The funded work is building on existing partnerships with community based organizations to provide a wide array of services to neighborhood residents.

The intervention is to safeguard gains, create new quality housing opportunities for homeowners and position the communities to fully participate in a revived market when economic recovery occurs. NSP2 dollars are a key component allowing for quality renovations and serving a market where there still is buying interest. Given the compact nature of the neighborhoods and census tracts there is sufficient scale to make a market difference.

While each neighborhood has unique characteristics and market price points, all share many of the same attributes and issues. The strategies proposed are similar with the intended result being fewer vacant and foreclosed properties, reinvigoration of the market through the introduction of new homeowners, and growing confidence from the effects of visible and continued reinvestment.

Consortium Members:

Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant, along with five other participants: three non profit Consortium Members: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; Telesis Baltimore Corporation, a for profit development partner; and the City of Baltimore's Department of Housing and Community Development. Each member of the consortium is concentrating in particular target areas with a projected number of properties for completion.

Healthy Neighborhoods is administering the program utilizing \$2,372,080 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is ten years old and partners with 15 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$1,025,000 in funds for the direct purchase program for 25 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the

designated NSP census tracts.

Druid Heights Community Development Corporation, Inc. is acquiring and rehabilitating 28 units of housing for homeowners and renters using \$5,650,000 of NSP2 funds primarily in the Reservoir Hill community: 18 of the units are for sale or rent to individuals or families at or below 50% AMI for \$4,050,000 and \$1,600,000 is for ten homeownership properties serving households at or below 120% AMI. Druid Heights was established in 1971 and provides homeownership counseling, is rehabilitating vacant houses for sale and for rent, constructed new townhomes for sale, rehabilitated a community center, and developed senior housing.

Habitat for Humanity of the Chesapeake, Inc. is focusing in the Patterson Park and McElderry Park neighborhoods and is developing 75 houses for eligible homeowners using \$4,200,000 of NSP2 funds: \$840,000 for 15 foreclosed or abandoned houses for homeowners at or below 50% of (AMI) and \$3,360,000 for 60 foreclosed, abandoned, or vacant units for homeowners at or below 50% of AMI. Habitat is the local affiliate of the international habitat program and has 28 years of experience renovating homes for low income homeowners throughout the metropolitan area.

St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling to eligible homeowners 186 houses predominantly in the neighborhoods of Belair, Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$8,112,600: \$1,497,600 is for 36 for homeowners at or below 50% of (AMI) and \$3,360,000 for 150 homeowners at or below 120% of AMI. St. Ambrose was founded in 1968. In addition to housing development, St. Ambrose offers homeownership counseling, foreclosure prevention counseling and legal services, affordable rental opportunities, and homesharing. Since 2000, it has renovated and sold over 300 foreclosed properties to qualified homebuyers.

Telesis Baltimore Corporation has \$4,733,200 and is developing 35 houses for homeownership in the Barclay/Old Goucher neighborhoods: \$443,200 is for two homes for homeowners at or below 50% (AMI) and \$4,290,000 for 33 homeowners at or below 120% of AMI. Telesis, which was founded in 1985, is a national development organization that plans, finances, and builds affordable housing. It focuses on large-scale neighborhood redevelopment with a mix of uses including rental, homeownership, commercial, and community facilities. In 2008, Telesis was selected By Baltimore City to redevelop over 300 units in Barclay/Old Goucher.

The City of Baltimore’s Department of Housing and Community Development is conducting all environmental review for all of the housing development under the grant. The Department received NSP1 funding and is familiar with NSP federal requirements.

How to Get Additional Information:

For additional information, please contact:

Healthy Neighborhoods, Inc.

>2 East Read Street

>Baltimore, MD 21202

Attention: Lisa R. Evans, Senior Program Officer & NSP2

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$26,092,880.00
Total CDBG Program Funds Budgeted	N/A	\$26,092,880.00
Program Funds Drawdown	\$3,031,175.23	\$7,269,934.02
Program Funds Obligated	\$2,422,958.16	\$9,630,153.35
Program Funds Expended	\$2,499,471.56	\$4,443,003.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$210,956.05	\$340,814.35
Program Income Drawdown	\$129,858.30	\$129,858.30

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$479,476.79
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$2,372,080.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$8,090,800.00

Overall Progress Narrative:

During April, May, and June of 2011, the Healthy Neighborhoods Neighborhood Stabilization Program 2 consortium again focused heavily on the construction phase of the program. There were 33 houses undergoing rehabilitation with two finished and several very near completion at the end of the quarter.

Telesis Baltimore Corporation is the last stages of finish work on its first phase of eight houses in the Barclay Old Goucher neighborhood. The houses required total rehabilitation and are located in the 2200 and 2300 blocks of North Calvert Street. The homes are being rehabilitated to meet or exceed Energy Star standards and the Enterprise Green Communities Standards. Druid Heights Community Development Corporation, Inc. began the total rehabilitation of their first property in the Reservoir Hill neighborhood and this house also will be an Energy Star house. Habitat for Humanity of the Chesapeake, Inc. has eight houses undergoing substantial rehabilitation in the Patterson Park neighborhood and seven requiring more moderate rehabilitation and two of those are completed. Nine houses in Belair Edison are in various stages of repair by St. Ambrose Housing Aid Center, Inc. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners. A total of 65.5 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from the increase in construction activity.

Sixteen houses were purchased in four of the targeted neighborhoods. St. Ambrose Housing Aid Center, Inc. bought nine, Habitat for Humanity of the Chesapeake, Inc. acquired two, and Druid Heights Community Development Corporation, Inc. settled on one. All of these properties are slated for sale to eligible homeowners. Habitat for Humanity of the Chesapeake, Inc. moved two families into their new home in June. Both homes are in the Patterson Park neighborhood and required moderate rehabilitation. Neighborhood Stabilization funds assisted the buyer with closing costs and mortgage and interest write downs.

Five houses were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. The houses initially were developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. Neighborhood Stabilization Program 2 funds assisted buyers with approximately half of their closing costs and for development costs not covered as a result of the continual decline in sales prices in the neighborhood.

Three homes were purchased through the Healthy Neighborhoods Direct Purchase Program by individuals with one in the Ednor Gardens community and two in the Reservoir Hill neighborhood. Interest in the program remains constant but offers on "short sale" properties still take months to be considered and approved by the mortgage servicers. Outreach continues to the real estate community.

Healthy Neighborhoods, Inc. submitted an amendment request last quarter to the Department of Housing and Urban Development to propose changes to the Neighborhood Stabilization Program 2 award. Request for public comments were solicited but none were received by the April 18 deadline. Approval was received on June 30 to remove Druid Heights Community Development Corporation, Inc.; St. Ambrose Housing Aid Center, Inc.; and Habitat for Humanity of the Chesapeake, Inc. from the consortium and now identify them as development partners. A total of \$2,629,329.86 was expended during the quarter comprising \$2,499,471.56 of program funds and an \$129,858.30 of program income.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$82,698.31	\$2,372,080.00	\$479,476.79
NSP2-2AH-050, Acquisition/Rehab B-050	\$883,879.51	\$10,290,800.00	\$2,761,575.88
NSP2-3AH-120, Acquisition/Rehab B-120	\$2,064,597.41	\$13,355,000.00	\$4,028,881.35
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$0.00

Activities

Grantee Activity Number:	NSP2-DH-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,050,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,050,000.00
Program Funds Drawdown	\$1,907.00	\$33,995.26
Program Funds Obligated	\$1,907.00	\$33,995.26
Program Funds Expended	\$2,061.43	\$18,387.43
Druid Heights Community Development Corporation, Inc.	\$2,061.43	\$18,387.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Progress Narrative:

A rental project designed for 2408 Linden Avenue and another property at 2317 Linden Avenue was placed on hold during this past quarter. The project was intended to be nine units of rental housing targeted at those earning at or below 50% of Area Median Income. Druid Heights Community Development Corporation, Inc. owns 2408 Linden Avenue which will have five units. Unfortunately, the contract of sale for the property at 2317 Linden Avenue ultimately was rejected by the seller. Druid Heights began the search for a substitute property of at least four units to be combined again with 2408 Linden Avenue. A feasibility analysis was being conducted on Brooks Lane property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/18
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/18	0/0	0/18	0
# Owner Households	0	0	0	0/9	0/0	0/9	0
# Renter Households	0	0	0	0/9	0/0	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-DH-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,600,000.00
Program Funds Drawdown	\$288,433.90	\$637,084.85
Program Funds Obligated	\$467,561.83	\$816,212.78
Program Funds Expended	\$244,492.67	\$255,560.67
Druid Heights Community Development Corporation, Inc.	\$244,492.67	\$255,560.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to or purchase by eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. authorized the start of rehabilitation in April of 2553 Madison in the Reservoir Hill neighborhood. The contract was awarded to Chris McCoy, C.L. McCoy Framing Company Inc. The home is being developed for sale to eligible homeowners earning at or below 120% of Area Median Income. The home is being rehabilitated to meet Energy Star standards and the Enterprise Green Communities Standards.

A bid package was released for rehabilitation of four additional properties in the Reservoir Hill neighborhood. Award of the contract is expected early in the next quarter.

One additional property was purchased at 2211 Linden Avenue. The home will be developed for sale to eligible homeowners earning at or below 120% of Area Median Income.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Properties	0	0/10
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/10
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/10	0/10	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/10	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HC-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,000,000.00
Program Funds Drawdown	\$864,620.51	\$2,710,108.62
Program Funds Obligated	\$425,977.73	\$3,631,542.84
Program Funds Expended	\$644,812.78	\$772,652.71
Habitat for Humanity of the Chesapeake, Inc.	\$644,812.78	\$772,652.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$210,956.05	\$340,814.35
Program Income Drawdown	\$129,858.30	\$129,858.30

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

Two new home owners moved into homes developed by Habitat for Humanity of the Chesapeake, Inc. in the Patterson Park neighborhood. Neighborhood Stabilization 2 funds were used to assist the buyers with closing costs and mortgage interest and principal write down. The houses needed moderate rehabilitation which was performed by Urban Built.

Fifteen other houses in Patterson Park also were under construction during this quarter. Eight houses needing more extensive work are being rehabilitated by The Michael Group. Urban Built is nearing completion of an additional five houses.

Construction bids were received for an additional seven houses and should be under contract in July.

Two houses were purchased in Patterson Park. One was a short sale at 22 N. Potomac Street and the other located at 124 N. Belnord Avenue. All homes will be sold upon completion to families earning at or below 50% of the Area Median Income.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		3/73	
# of buildings (non-residential)	0		1/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	2		3/73	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		3/73	
# of Singlefamily Units	2		3/73	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/5	0/5	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/73	0/0	3/73	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	2	0	2	3/73	0/0	3/73	100.00

Activity Locations

Address	City	State	Zip
221 N. Montford	Baltimore	NA	21224-
129 N. Streeper	Batlimore	NA	21224-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HN-1AD-000

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,372,080.00
Total CDBG Program Funds Budgeted	N/A	\$2,372,080.00
Program Funds Drawdown	\$82,698.31	\$479,476.79
Program Funds Obligated	\$82,698.31	\$479,476.79
Program Funds Expended	\$82,084.83	\$298,174.44
Healthy Neighborhoods, Inc.	\$82,084.83	\$298,174.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods NSP2 for the coordination of the NSP2 program.

Location Description:

Baltimore, MD

Activity Progress Narrative:

The major focus of this quarter for Healthy Neighborhoods, Inc. was construction oversight, coordination of inspections, and implementation for procedures for construction draws. Three inspectors under contract by Healthy Neighborhoods, Inc. are reviewing all construction activity.

In April, Healthy Neighborhoods, Inc. hired an additional compliance officer. She is responsible primarily for the monitoring of all of the partners of the program.

In May, the Office of Inspector General of the federal Department of Housing and Urban Development began an audit to determine whether Healthy Neighborhood, Inc. is administering its Neighborhood Stabilization Program 2 funds under the Recovery Act in accordance with the Department of Housing and Urban Development's rules and regulations. The initial survey was expected to last from six to eight weeks. The scope will be expanded if or as deemed necessary.

Healthy Neighborhoods, Inc. submitted an amendment request last quarter to the Department of Housing and Urban Development to propose changes to the Neighborhood Stabilization Program 2 award. Request for public comments were posted and none were received by the April 18 deadline. Approval was received on June 30 to remove Druid Heights Community Development Corporation, Inc.; St. Ambrose Housing Aid Center, Inc.; and Habitat for Humanity of the Chesapeake, Inc. from the consortium and now identify them as development partners.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP2-HN-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$12,564.00	\$12,684.00
Program Funds Obligated	\$0.00	\$24,999.00
Program Funds Expended	\$12,564.00	\$12,684.00
Healthy Neighborhoods, Inc.	\$12,564.00	\$12,684.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

No new activity this past quarter. Funds expended completed repairs at 2144 Mount Royal Terrace in the Reservoir Hill neighborhood.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4
# of Parcels acquired voluntarily	0	1/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/4	0/0	1/4	100.00
# Owner Households	0	0	0	1/4	0/0	1/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HN-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total CDBG Program Funds Budgeted	N/A	\$850,000.00
Program Funds Drawdown	\$61,742.50	\$180,759.00
Program Funds Obligated	\$150,689.00	\$200,687.00
Program Funds Expended	\$61,742.50	\$111,740.50
Healthy Neighborhoods, Inc.	\$61,742.50	\$111,740.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

Three homes were purchased directly by individuals with one in the Ednor Gardens community and two in the Reservoir Hill neighborhood. Interest in the program remains constant but offers on "short sale" properties still take months to be considered and approved by the mortgage servicers. Outreach continues to the real estate community.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	5/21
# of Parcels acquired voluntarily	3	5/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	5/21
# of Singlefamily Units	3	5/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	0/0	4/21	5/21	80.00
# Owner Households	0	2	3	0/0	4/21	5/21	80.00

Activity Locations

Address	City	State	Zip
2444 Lakeview Terrace	Baltimore	NA	21217
2243 Eutaw Place	Baltimore	NA	21217
1318 East 36th Street	Baltimore	NA	21218

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HN-5FM-120
Activity Title:	Direct Purchase Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$74,997.00
Program Funds Expended	\$0.00	\$25,474.00
Healthy Neighborhoods, Inc.	\$0.00	\$25,474.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000; over ten years if \$15,00 to \$40,000; and over 15 years if greater than \$40,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardns, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

No activity reported this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/25	3/25	100.00
# Owner Households	0	0	0	0/0	3/25	3/25	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-SA-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,497,600.00
Total CDBG Program Funds Budgeted	N/A	\$1,497,600.00
Program Funds Drawdown	\$4,788.00	\$4,788.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$4,788.00	\$4,788.00
St. Ambrose Housing Aid Center, Inc.	\$4,788.00	\$4,788.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Progress Narrative:

Two houses were sold to first time home owners during this quarter. The houses initially were developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. Neighborhood Stabilization Program 2 funds assisted buyers with approximately half of their closing costs and for development costs not covered as a result of the continual decline in sales prices in the neighborhood. The homes were sold to eligible homeowners earning at or below 50% of Area Median Income. A total of \$4,788.00 was expended this quarter for assistance with closing costs for the two properties but was coded incorrectly on the voucher. The funds were attributed to the activity serving those at or below 120% of Area Median Income. Unfortunately, the correction was not made until after the quarter had ended.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		2/36	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	2		2/36	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		2/36	
# of Singlefamily Units	2		2/36	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/36	0/0	2/36	100.00
# Owner Households	2	0	2	2/36	0/0	2/36	100.00

Activity Locations

Address	City	State	Zip
4755 Shamrock	Baltimore	NA	21206-
4111 Raymonn	Baltimore	NA	21213-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-SA-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$6,615,000.00
Total CDBG Program Funds Budgeted	N/A	\$6,615,000.00
Program Funds Drawdown	\$669,747.55	\$1,345,778.94
Program Funds Obligated	\$1,257,069.55	\$2,204,065.94
Program Funds Expended	\$665,317.05	\$1,341,348.44
St. Ambrose Housing Aid Center, Inc.	\$665,317.05	\$1,341,348.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Progress Narrative:

St. Ambrose Housing Aid Center, Inc. purchased eight houses in the Belair Edison neighborhood at 3226 Chesterfield Avenue, 3843 Elmora Avenue, 3330 Clifftmont Avenue, 3933 Chesterfield Avenue, 2749 Chesterfield Avenue, 3305 Woodstock Avenue, 4009 Chesterfield Avenue, and 3412 Parklawn Avenue. An additional property at 3606 Elkadar Road was purchased in the Ednor Gardens neighborhood. Upon completion the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Nine properties in Belair Edison were under construction. TCB Property Management, Inc. is doing the moderate rehabilitation work on these houses with contracts on each house averaging approximately \$72,000. Construction bids were requested for an additional five houses in Belair Edison with an award expected early next quarter.

Three houses were sold to first time home owners during this quarter. The houses initially were developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. Neighborhood Stabilization Program 2 funds assisted buyers with approximately half of their closing costs and for development costs not covered as a result of the continual decline in sales prices in the neighborhood. The homes were sold to eligible homeowners earning at or below 120% of Area Median Income. Another four Neighborhood Stabilization Program 1 houses also may need assistance in the coming months because of market conditions.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	3		3/150	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	3		3/150	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		3/150	
# of Singlefamily Units	3		3/150	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	3/150	3/150	100.00
# Owner Households	0	3	3	0/0	3/150	3/150	100.00

Activity Locations

Address	City	State	Zip
4416 Findlay Road	Baltimore	NA	21206-
107 N. Glover Street	Batlimore	NA	21224-
4238 Sheldon Avenue	Baltimore	NA	21206-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-TB-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$443,200.00
Total CDBG Program Funds Budgeted	N/A	\$443,200.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in the designated census tract for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

No activity this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/2

Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Singlefamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-TB-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,290,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,290,000.00
Program Funds Drawdown	\$1,044,673.46	\$1,865,258.56
Program Funds Obligated	\$37,054.74	\$2,164,176.74
Program Funds Expended	\$781,608.30	\$1,602,193.40
Telesis Baltimore Corporation	\$781,608.30	\$1,602,193.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

Construction continued on the first phase of eight houses being developed by the Telesis Baltimore Corporation in the Barclay Old Goucher neighborhood. The houses requiring total rehabilitation and are located in two blocks of North Calvert Street at 2202, 2204, 2220, 2224, 2228, 2315, 2319, and 2327 N. Calvert Street. Southway Builders is the contractor and work is approximately 90% complete at the end of this quarter. The homes are being rehabilitated to meet or exceed Energy Star standards and the Enterprise Green Communities Standards.

An open house is planned for early July. A contract on one property was being negotiated with a perspective buyer.

Telesis Baltimore applied to The Reinvestment Fund of Philadelphia for a construction line of credit to assist in the rehabilitation of the next eight houses located in the 2200 and 2300 blocks of North Calvert Street and Guilford Avenue. Approval is anticipated in early July.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total

# of Properties	0	0/33
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/33
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/33
# of Singlefamily Units	0	0/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/33	0/33	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/33	0/33	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-09-CN-MD-0011

Obligation Date:**Grantee Name:**

Healthy Neighborhoods Inc.

Award Date:

02/11/2010

Grant Amount:

\$26,092,880.00

Contract End Date:

02/10/2013

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The purpose of the Healthy Neighborhoods, Inc. Neighborhood Stabilization Program 2 (NSP2) Grant of \$26,092,880 is to acquire and redevelop 349 units of residential foreclosed, abandoned, or vacant properties in designated neighborhoods in Baltimore, Maryland. The properties predominately are for income eligible homeowners and a small number of units may be developed for renters. A minimum of 25%, \$6,523,220, of the funds, is for foreclosed and abandoned properties developed for households whose incomes are at or below 50% of the area median income (AMI). The remaining funds are for foreclosed, abandoned, or vacant houses targeted for households whose incomes are at or below 120% AMI. The award was received on February 11, 2010 and half of the funds must be expended within two years and the balance totally expended within three years.

Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant, along with five other participants: three non profit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; Telesis Baltimore Corporation, a for profit development partner; and the City of Baltimore's Department of Housing and Community Development.

Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 28 units of housing for homeowners or renters. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 186 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly and Coldstream Homestead Montebello overlapping census tracts 905 and 906. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 35 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 25 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. In addition, if the fair market value of a completed property exceeds a targeted borrower's capacity to borrow, a second mortgage is available to reduce the principal amount of the borrower's first mortgage. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000: over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000.

Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years.

No demolition or land banking is anticipated under this program.

Target Geography:

Activities for the NSP2 grant are targeted for Baltimore City in seven neighborhoods encompassing 12 census tracts: Reservoir Hill in tracts 1301 and 1302; Patterson Park/McElderry Park in tracts 601 and 602; Belair Edison in tracts 80101, 260202, 260301, and 260302; Ednor Gardens in tract 903; Better Waverly and Coldstream Homestead Montebello in tracts 905 and 906; and Barclay/Old Goucher in tract 1204. These seven neighborhoods participate in the Healthy Neighborhoods program employing a strategy to strengthen what are referred to as "middle" neighborhoods through a variety of tools utilized in cooperation with neighborhood based organizations. The NSP neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime

and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

Belair Edison is primarily a rowhouse working class community dating back to the 1920's and flanked by some of the city's largest parks. Its modest homes and prices made it perfect target for flipping and predatory lending in the late 1990's. This led to one of the highest number of FHA foreclosures in the country. Belair Edison now is staggering under a second round of foreclosures and declining values.

Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello (CHM) are adjacent and border Clifton Park and its public golf course and Lake Montebello with biking and walking lanes. The neighborhoods have a number of assets including a new Giant supermarket; Johns Hopkins University's satellite campus in the center of the neighborhoods; a full service YMCA; a community built playground; and mixed income senior housing. High cost loans are significant at 43.1% in Ednor Gardens, 57.4% in Better Waverly, and 61.8% in CHM. Foreclosure rates are rising. A vigilant approach to deal with foreclosures and vacant house is necessary to stabilize the market.

Reservoir Hill represents the most dramatic effects of the decline of real estate markets and protracted vacancies. This neighborhood of large, architecturally significant, historic townhouses views the city's largest park and is walking distance to a commuter train line and a local light rail. Many houses were transformed into multifamily units overrun with poverty, crime, and drugs. Many became vacant. In the early 2000's it became one of the hottest real estate markets with millions of dollars of investment. Renovation projects have stalled and sales and values have dropped. Turning abandoned and foreclosed condominium units and single family homes back to productive use will be required to give confidence to the area.

Patterson Park/McElderry Park neighborhood was once an extremely stable lower middle class area of industrial workers and rowhouse homeowners. Though just above the 140 acre Patterson Park and below Johns Hopkins medical institutions, the neighborhood declined. A local housing group acquired 500 homes and renovated them. The collapse of the housing market forced the group into bankruptcy. Other investors face similar circumstances and the market is flooded with inventory. Vacant and abandoned units are the biggest problem for this neighborhood.

Barclay/Old Goucher is a working class community with declining population rates and showing signs of disinvestment. Virtually no current real estate market exists. Signs of recovery surround the community with an emerging arts district to the south, increased homeownership to the north and west, and an approved plan for 300 units in Barclay. It is close to several universities. It is only a short walk to the train station and light rail. Active investment of NSP2 funds will establish and stimulate the market.

Program Approach:

The NSP grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the three nonprofit and one for profit developers who are acquiring and rehabilitating approximately 314 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance. Thirty-five additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP funds will be used for these homebuyers for construction costs, principal reduction, and/or closing cost assistance.

All homebuyers are required to receive eight hours of homeownership counseling from a HUD certified counseling agency. Several Healthy Neighborhoods community organizations are approved counseling agencies and are assisting in qualifying and verifying homebuyers' eligibility. The Healthy Neighborhood partner organizations also are assisting in marketing properties directly to homebuyers and those houses being developed by the NSP team members.

A modest number of rental housing may be developed in the Reservoir Hill community. Subordinate financing will be the difference between the fair market value and the amount of private mortgage debt which can be obtained for the buildings or units upon completion based on a reasonable rental pro forma assuming occupancy by eligible NSP2 households.

Healthy Neighborhoods is administering the program utilizing the allowable ten percent of NSP2 funds. The administrative costs include the time of existing staff dedicated to NSP2, new staff solely working on the program, outside consultants and vendors for appropriate services to assure compliance with NSP2 regulations and completion of the grant award. Healthy Neighborhoods is monitoring the performance of the NSP2 team members to assure they are meeting their performance goals. Healthy Neighborhoods will work with the Baltimore City Department of Housing and Community Development in its monitoring of activities and completion of the environmental review of each property.

The NSP2 team is building and expanding upon the work they already are doing in their NSP2 target census tracts to remediate the destabilizing impacts of foreclosures and vacant and abandoned buildings. The team knows the geography, the real estate market, the costs to purchase and renovate, and the buyers or renters to target. The funded work is building on existing partnerships with community based organizations to provide a wide array of services to neighborhood residents.

The intervention is to safeguard gains, create new quality housing opportunities for homeowners and position the communities to fully participate in a revived market when economic recovery occurs. NSP2 dollars are a key component allowing for quality renovations and serving a market where there still is buying interest. Given the compact nature of the neighborhoods and census tracts there is sufficient scale to make a market difference.

While each neighborhood has unique characteristics and market price points, all share many of the same attributes and issues. The strategies proposed are similar with the intended result being fewer vacant and foreclosed properties, reinvigoration of the market through the introduction of new homeowners, and growing confidence from the effects of visible and continued reinvestment.

Consortium Members:

Healthy Neighborhoods' Neighborhood Stabilization Program 2 consists of six participants. Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant and a consortium member. The City of Baltimore's Department of Housing and Community Development is also a consortium member. There are three non profit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; and a for profit development partner, Telesis Baltimore Corporation,

Healthy Neighborhoods is administering the program utilizing \$2,372,080 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is ten years old and partners with 15 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$1,025,000 in funds for the direct purchase program for 25 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the designated NSP census tracts.

Druid Heights Community Development Corporation, Inc. is acquiring and rehabilitating 28 units of housing for homeowners and renters using \$5,650,000 of NSP2 funds primarily in the Reservoir Hill community: 18 of the units are for sale or rent to individuals or families at or below 50% AMI for \$4,050,000 and \$1,600,000 is for ten homeownership properties serving households at or below 120% AMI. Druid Heights was established in 1971 and provides homeownership counseling, is rehabilitating vacant houses for sale and for rent, constructed new townhomes for sale, rehabilitated a community center, and developed senior housing.

Habitat for Humanity of the Chesapeake, Inc. is focusing in the Patterson Park and McElderry Park neighborhoods and is developing 75 houses for eligible homeowners using \$4,200,000 of NSP2 funds: \$840,000 for 15 foreclosed or abandoned houses for homeowners at or below 50% of (AMI) and \$3,360,000 for 60 foreclosed, abandoned, or vacant units for homeowners at or below 50% of AMI. Habitat is the local affiliate of the international habitat program and has 28 years of experience renovating homes for low income homeowners throughout the metropolitan area.

St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling to eligible homeowners 186 houses predominantly in the neighborhoods of Belair, Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$8,112,600: \$1,497,600 is for 36 for homeowners at or below 50% of (AMI) and \$3,360,000 for 150 homeowners at or below 120% of AMI. St. Ambrose was founded in 1968. In addition to housing development, St. Ambrose offers homeownership counseling, foreclosure prevention counseling and legal services, affordable rental opportunities, and homesharing. Since 2000, it has renovated and sold over 300 foreclosed properties to qualified homebuyers.

Telesis Baltimore Corporation has \$4,733,200 and is developing 35 houses for homeownership in the Barclay/Old Goucher neighborhoods: \$443,200 is for two homes for homeowners at or below 50% (AMI) and \$4,290,000 for 33 homeowners at or below 120% of AMI. Telesis, which was founded in 1985, is a national development organization that plans, finances, and builds affordable housing. It focuses on large-scale neighborhood redevelopment with a mix of uses including rental, homeownership, commercial, and community facilities. In 2008, Telesis was selected By Baltimore City to redevelop over 300 units in Barclay/Old Goucher.

The City of Baltimore’s Department of Housing and Community Development is conducting all environmental reviews for all of the housing development under the grant. The Department received NSP1 funding and is familiar with NSP federal requirements.

How to Get Additional Information:

For additional information, please contact:

Healthy Neighborhoods, Inc.

>2 East Read Street

>Baltimore, MD 21202

Attention: Lisa R. Evans, Senior Program Officer & NSP2

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$26,092,880.00
Total CDBG Program Funds Budgeted	N/A	\$26,092,880.00
Program Funds Drawdown	\$2,082,404.59	\$9,352,338.61
Program Funds Obligated	\$1,968,428.50	\$11,598,581.85
Program Funds Expended	\$2,473,585.66	\$6,916,589.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$515,107.56	\$855,921.91
Program Income Drawdown	\$508,534.76	\$638,393.06

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$550,281.13
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$2,372,080.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$8,090,800.00

Overall Progress Narrative:

During July, August, and September of 2011, the Healthy Neighborhoods Neighborhood Stabilization Program 2 consortium again focused heavily on the construction phase of the program. There were 37 houses undergoing rehabilitation and 14 of those were completed during the quarter.

The other area of focus was on the critical area of marketing and sale of homes. On the last Saturday in September, Healthy Neighborhoods held a homebuyer event in entitled "Seven Great Neighborhoods, 100 Great Homes". Over 160 people attended. All of the development partners participated and showcased their completed houses. Open houses were held over the same weekend.

Telesis Baltimore Corporation completed its first phase of eight houses in the Barclay/Old Goucher neighborhood. The houses required total rehabilitation and meet or exceed Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards. The homes are located in the 2200 and 2300 blocks of North Calvert Street.

Druid Heights Community Development Corporation, Inc. neared completion of their first home in the Reservoir Hill neighborhood. This house will be an Energy Star Qualified New Home. The total rehabilitation on four additional houses began in August. Habitat for Humanity of the Chesapeake, Inc. had 12 houses undergoing substantial rehabilitation in the Patterson Park neighborhood and two required more moderate rehabilitation. Ten houses in Belair Edison and the Ednor Gardens neighborhoods were in various stages of repair by St. Ambrose Housing Aid Center, Inc. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Six houses were purchased by St. Ambrose Housing Aid Center, Inc. in three of the targeted neighborhoods. All of these properties will be rehabilitated and are slated for sale to eligible homeowners.

Telesis Baltimore Corporation sold its first home in the Barclay/Old Goucher neighborhood in September. A second home was under contract of sale with settlement anticipated in early November.

Two homes were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. One of the homes initially was developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. The second home was purchased last September and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyer also received funds for a portion of their closing costs.

Habitat for Humanity of the Chesapeake, Inc. moved two families into their new homes in September. Both homes are in the Patterson Park neighborhood. One home required moderate repair while the other required extensive

rehabilitation. Neighborhood Stabilization Program 2 funds assisted the buyer with closing costs and mortgage and interest write downs.

One home was purchased through the Healthy Neighborhoods Direct Purchase Program by a couple in the Patterson Park community. Three closings are anticipated for October.

A total of 95.5 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from the increase in construction activity.

A total of \$2,679,500.62 was expended during the quarter comprising \$2,171,115.86 of program funds and \$508,384.76 of program income. The total from the inception of the grant to September 30, 2011 of program funds and program income spent was \$10,079,292.94.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$70,804.34	\$2,372,080.00	\$550,281.13
NSP2-2AH-050, Acquisition/Rehab B-050	\$507,766.19	\$8,090,800.00	\$3,269,342.07
NSP2-3AH-120, Acquisition/Rehab B-120	\$1,503,834.06	\$15,555,000.00	\$5,532,715.41
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$0.00

Activities

Grantee Activity Number:	NSP2-DH-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,050,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,050,000.00
Program Funds Drawdown	\$4,419.92	\$38,415.18
Program Funds Obligated	\$4,419.92	\$38,415.18
Program Funds Expended	\$4,419.92	\$22,807.35
Druid Heights Community Development Corporation, Inc.	\$4,419.92	\$22,807.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Progress Narrative:

A rental project, placed on hold the previous quarter, was scaled back to include only one property at 2408 Linden Avenue. The property, which will have five units, is slated to be transferred to the Women's Housing Coalition, Inc. for development for permanent housing for formerly homeless women and their children.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/18
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/18	0/0	0/18	0
# Owner Households	0	0	0	0/9	0/0	0/9	0
# Renter Households	0	0	0	0/9	0/0	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-DH-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,600,000.00
Program Funds Drawdown	\$375,486.08	\$1,012,570.93
Program Funds Obligated	\$1,104,522.18	\$1,920,734.96
Program Funds Expended	\$323,744.39	\$579,305.06
Druid Heights Community Development Corporation, Inc.	\$323,744.39	\$579,305.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to or purchase by eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. neared completion of 2553 Madison in the Reservoir Hill neighborhood. The home is being developed for sale to eligible homeowners earning at or below 120% of Area Median Income. The home was rehabilitated to meet Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards. Enterprise Community Partners is providing technical assistance for this property and for all of the homes purchased by Druid Heights under the NSP2 award.

Four additional properties began total rehabilitation in the Reservoir Hill neighborhood. The contract was awarded to Urban Built in August.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	0/10
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/10
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/10	0/10	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/10	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HC-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,000,000.00
Program Funds Drawdown	\$457,207.27	\$3,167,315.89
Program Funds Obligated	\$119,435.89	\$3,750,978.73
Program Funds Expended	\$677,014.93	\$1,449,667.64
Habitat for Humanity of the Chesapeake, Inc.	\$677,014.93	\$1,449,667.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$199,049.94	\$539,864.29
Program Income Drawdown	\$329,791.14	\$459,649.44

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

Habitat for Humanity of the Chesapeake, Inc. moved two families into their new homes in September. Both homes are in the Patterson Park neighborhood. One home required moderate repair while the other required extensive rehabilitation.

Neighborhood Stabilization Program 2 funds assisted the buyer with closing costs and mortgage and interest write downs.

Twelve houses were undergoing substantial rehabilitation in the Patterson Park neighborhood and two required more moderate rehabilitation. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		5/73	
# of buildings (non-residential)	0		1/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	2		5/73	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		5/73	
# of Singlefamily Units	2		5/73	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/5	0/5	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	5/73	0/0	5/73	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	2	0	2	5/73	0/0	5/73	100.00

Activity Locations

Address	City	State	Zip
Kenwood Avenue	Baltimore	NA	21224
Belnord AAvenue	Baltimore	NA	21224

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HC-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

No activity was reported this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# of Parcels acquired voluntarily	0	0/2

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Singlefamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/1	0/1	0

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-HN-1AD-000

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,372,080.00
Total CDBG Program Funds Budgeted	N/A	\$2,372,080.00
Program Funds Drawdown	\$70,804.34	\$550,281.13
Program Funds Obligated	\$89,565.61	\$569,042.40
Program Funds Expended	\$68,329.78	\$366,504.22
Healthy Neighborhoods, Inc.	\$68,329.78	\$366,504.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods NSP2 for the coordination of the NSP2 program.

Location Description:

Baltimore, MD

Activity Progress Narrative:

The major focus of this quarter for Healthy Neighborhoods, Inc. was working with development partners in the marketing and sales of their homes. On the last Saturday in September, a homebuyer event entitled "Seven Great Neighborhoods, 100 Great Homes" was held with over 160 people attending. All of the development partners participated and showcased their completed houses. Open houses were held over the same weekend.

In May, the Office of Inspector General of the federal Department of Housing and Urban Development began an audit to "determine whether Healthy Neighborhood, Inc. is administering its Neighborhood Stabilization Program 2 funds under the Recovery Act in accordance with the Department of Housing and Urban Development's rules and regulations." The initial survey was expanded through this past quarter. A draft report was presented in late September with a final report expected in October.

Also during this quarter, Healthy Neighborhoods requested and was evaluated for technical assistance through consultants assigned by HUD. A scope of work was designed with approval anticipated in October.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-HN-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$17,689.00	\$30,373.00
Program Funds Obligated	\$25,374.00	\$50,373.00
Program Funds Expended	\$12,690.00	\$25,374.00
Healthy Neighborhoods, Inc.	\$12,690.00	\$25,374.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

No activity was reported this quarter. A settlement is anticipated for October.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4
# of Parcels acquired voluntarily	0	1/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/4	0/0	1/4	100.00
# Owner Households	0	0	0	1/4	0/0	1/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HN-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total CDBG Program Funds Budgeted	N/A	\$850,000.00
Program Funds Drawdown	\$46,782.00	\$227,541.00
Program Funds Obligated	\$26,874.00	\$227,561.00
Program Funds Expended	\$46,782.00	\$158,522.50
Healthy Neighborhoods, Inc.	\$46,782.00	\$158,522.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

One home was purchased through the Healthy Neighborhoods Direct Purchase Program by a couple in the Patterson Park community. Two closings are anticipated for October.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	6/21
# of Parcels acquired voluntarily	1	6/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/21
# of Singlefamily Units	1	6/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	5/21	6/21	83.33
# Owner Households	0	1	1	0/0	5/21	6/21	83.33

Activity Locations

Address	City	State	Zip
N Curley	Baltimore	NA	21224

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HN-5FM-120
Activity Title:	Direct Purchase Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$74,997.00
Program Funds Expended	\$0.00	\$25,474.00
Healthy Neighborhoods, Inc.	\$0.00	\$25,474.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000; over ten years if \$15,00 to \$40,000; and over 15 years if greater than \$40,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardns, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

No activity was reported this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/25	3/25	100.00
# Owner Households	0	0	0	0/0	3/25	3/25	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-SA-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,497,600.00
Total CDBG Program Funds Budgeted	N/A	\$1,497,600.00
Program Funds Drawdown	\$28,450.00	\$33,238.00
Program Funds Obligated	\$33,238.00	\$33,238.00
Program Funds Expended	\$28,450.00	\$33,238.00
St. Ambrose Housing Aid Center, Inc.	\$28,450.00	\$33,238.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Progress Narrative:

No activity was reported this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/36
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	0	2/36
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/36
# of Singlefamily Units	0	2/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/36	0/0	2/36	100.00
# Owner Households	0	0	0	2/36	0/0	2/36	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-SA-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$6,615,000.00
Total CDBG Program Funds Budgeted	N/A	\$6,615,000.00
Program Funds Drawdown	\$650,530.82	\$1,996,309.76
Program Funds Obligated	\$303,397.73	\$2,507,463.67
Program Funds Expended	\$618,054.32	\$1,959,402.76
St. Ambrose Housing Aid Center, Inc.	\$618,054.32	\$1,959,402.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$97,330.91	\$97,330.91
Program Income Drawdown	\$97,330.91	\$97,330.91

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Progress Narrative:

Six houses were purchased by St. Ambrose Housing Aid Center, Inc. in three of the targeted neighborhoods. Four are located in the Belair Edison neighborhood: 4213 Stanwood Avenue, 4416 Kavon Avenue, 4751 Chatford Avenue, and 3742 Elmora Avenue. One house at 654 East 37th Street was bought in the Waverly community and 620 McKewin Avenue in Ednor Gardens also was acquired.

Upon completion the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income. Four houses in the Belair Edison and one in the Ednor Gardens neighborhoods were in various stages of repair by The Michael Group with contracts on each house averaging approximately \$82,400. TCB Property Management, Inc. is doing the moderate rehabilitation work on five houses in Belair Edison with contracts on each house averaging approximately \$72,000. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners.

Two homes were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. One of the homes initially was developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. The second home was purchased in September 2010 and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyer also received funds for a portion of their closing costs. A construction contract should be awarded early next quarter for an additional five houses in Belair Edison.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		5/150	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	2		5/150	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		5/150	
# of Singlefamily Units	2		5/150	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	5/150	5/150	100.00
# Owner Households	0	2	2	0/0	5/150	5/150	100.00

Activity Locations

Address	City	State	Zip
Kavon Avenue	Baltimore	NA	21206
Parkside	Baltimore	NA	21206

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-TB-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$443,200.00
Total CDBG Program Funds Budgeted	N/A	\$443,200.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in the designated census tract for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

No activity was reported this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/2

Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Singlefamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP2-TB-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,290,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,290,000.00
Program Funds Drawdown	\$431,035.16	\$2,296,293.72
Program Funds Obligated	\$261,601.17	\$2,425,777.91
Program Funds Expended	\$694,100.32	\$2,296,293.72
Telesis Baltimore Corporation	\$694,100.32	\$2,296,293.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$218,726.71	\$218,726.71
Program Income Drawdown	\$81,412.71	\$81,412.71

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

Telesis Baltimore Corporation completed its first phase of eight houses in the Barclay/Old Goucher neighborhood. The houses located in two blocks of North Calvert Street at 2202, 2204, 2220, 2224, 2228, 2315, 2319, and 2327 N. Calvert Street required total rehabilitation. Southway Builders was the contractor. The homes were rehabilitated to meet or exceed Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards.

The first home was sold in September. A second home was under contract of sale with settlement anticipated in early November.

The second phase is in the planning stages with financing being procured from The Reinvestment Fund of Philadelphia for a portion of the development costs. The phase will include four additional properties in the 2200 and 2300 blocks of North Calvert Street and four in the 2200 and 2300 blocks Guildford Avenue.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total

# of Properties	1	1/33
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	1/33
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/33
# of Singlefamily Units	1	1/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	0/33	1/33	0.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	1	0/0	0/33	1/33	0.00

Activity Locations

Address	City	State	Zip
N Calvert Street	Baltimore	NA	21218

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-09-CN-MD-0011

Obligation Date:

Award Date:
02/11/2010

Grantee Name:
Healthy Neighborhoods Inc.

Contract End Date:
02/10/2013

Review by HUD:
Submitted - Await for Review

Grant Amount:
\$26,092,880.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated P/IRL Funds:
\$8,000,000.00

Total Budget:
\$34,092,880.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The purpose of the Healthy Neighborhoods, Inc. Neighborhood Stabilization Program 2 (NSP2) Grant of \$26,092,880 is to acquire and redevelop 349 units of residential foreclosed, abandoned, or vacant properties in designated neighborhoods in Baltimore, Maryland. The properties predominately are for income eligible homeowners and a small number of units may be developed for renters. A minimum of 25%, \$6,523,220 of the funds, is for foreclosed and abandoned properties developed for households whose incomes are at or below 50% of the area median income (AMI). The remaining funds are for foreclosed, abandoned, or vacant houses targeted for households whose incomes are at or below 120% AMI. The award was received on February 11, 2010 and half of the funds must be expended within two years and the balance totally expended within three years.

Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant, along with five other participants: three non profit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; Telesis Baltimore Corporation, a for profit development partner; and the City of Baltimore's Department of Housing and Community Development. Additional development partners may be added if needed.

Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 32 units of housing for homeowners or renters. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 148 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly and Coldstream Homestead Montebello overlapping census tracts 905 and 906. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 33 houses in the Barclay/Old Goucher neighborhoods in census tract 1204. Individual homebuyers are purchasing 36 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000; over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000. Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years. No demolition or land banking is anticipated under this program.

Target Geography:

Activities for the NSP2 grant are targeted for Baltimore City in seven neighborhoods encompassing 12 census tracts: Reservoir Hill in tracts 1301 and 1302; Patterson Park/McElderry Park in tracts 601 and 602; Belair Edison in tracts 80101, 260202, 260301, and 260302; Ednor Gardens in tract 903; Better Waverly and Coldstream Homestead Montebello in tracts 905 and 906; and Barclay/Old Goucher in tract 1204. These seven neighborhoods participate in the Healthy Neighborhoods program employing a strategy to strengthen what are referred to as "the middle" neighborhoods through a variety of tools utilized in cooperation with neighborhood based organizations. The NSP neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical



problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

Belair Edison is primarily a rowhouse working class community dating back to the 1920's and flanked by some of the city's largest parks. Its modest homes and prices made it perfect target for flipping and predatory lending in the late 1990's. This led to one of the highest number of FHA foreclosures in the country. Belair Edison now is staggering under a second round of foreclosures and declining values.

Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello (CHM) are adjacent and border Clifton Park and its public golf course and Lake Montebello with biking and walking lanes. The neighborhoods have a number of assets including a new Giant supermarket; Johns Hopkins University's satellite campus in the center of the neighborhoods; a full service YMCA; a community built playground; and mixed income senior housing. High cost loans are significant at 43.1% in Ednor Gardens, 57.4% in Better Waverly, and 61.8% in CHM. Foreclosure rates are rising. A vigilant approach to deal with foreclosures and vacant house is necessary to stabilize the market.

Reservoir Hill represents the most dramatic effects of the decline of real estate markets and protracted vacancies. This neighborhood of large, architecturally significant, historic townhouses views the city's largest park and is walking distance to a commuter train line and a local light rail. Many houses were transformed into multifamily units overrun with poverty, crime, and drugs. Many became vacant. In the early 2000's it became one of the hottest real estate markets with millions of dollars of investment. Renovation projects have stalled and sales and values have dropped. Turning abandoned and foreclosed condominium units and single family homes back to productive use will be required to give confidence to the area.

Patterson Park/McElderry Park neighborhood was once an extremely stable lower middle class area of industrial workers and rowhouse homeowners. Though just above the 140 acre Patterson Park and below Johns Hopkins medical institutions, the neighborhood declined. A local housing group acquired 500 homes and renovated them. The collapse of the housing market forced the group into bankruptcy. Other investors face similar circumstances and the market is flooded with inventory. Vacant and abandoned units are the biggest problem for this neighborhood.

Barclay/Old Goucher is a working class community with declining population rates and showing signs of disinvestment. Virtually no current real estate market exists. Signs of recovery surround the community with an emerging arts district to the south, increased homeownership to the north and west, and an approved plan for 300 units in Barclay. It is close to several universities. It is only a short walk to the train station and light rail. Active investment of NSP2 funds will establish and stimulate the market.

Program Approach:

The NSP2 grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the three nonprofit and one for profit developers who are acquiring and rehabilitating approximately 314 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "as is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP2 funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance.

Thirty-six additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP2 funds will be used for these homebuyers for repair costs, principal reduction, and/or closing cost assistance.

All homebuyers are required to receive eight hours of homeownership counseling from a HUD certified counseling agency. Several Healthy Neighborhoods community organizations are approved counseling agencies and are assisting in qualifying and verifying homebuyers' eligibility. The Healthy Neighborhood partner organizations also are assisting in marketing properties directly to homebuyers and those houses being developed by the NSP2 team members.

Approximately 17 units of rental housing may be developed in the Reservoir Hill community. Subordinate financing will be the difference between the fair market value and the amount of private mortgage debt which can be obtained for the buildings or units upon completion based on a reasonable rental pro forma assuming occupancy by eligible NSP2 households.

Healthy Neighborhoods is administering the program utilizing the allowable ten percent of NSP2 funds. The administrative costs include the time of staff dedicated to NSP2, Healthy Neighborhoods' staff assisting with aspects of the program, outside consultants and vendors for appropriate services to assure compliance with NSP2 regulations and completion of the grant award. Healthy Neighborhoods is monitoring the performance of the NSP2 team members to assure they are meeting their performance goals. Healthy Neighborhoods will work with the Baltimore City Department of Housing and Community Development in its monitoring of activities and completion of the environmental review of each property.

The NSP2 team is building and expanding upon the work they already are doing in their NSP2 target census tracts to remediate the destabilizing impacts of foreclosures and vacant and abandoned buildings. The team knows the geography, the real estate market, the costs to purchase and renovate, and the buyers or renters to target. The funded work is building on existing partnerships with community based organizations to provide a wide array of services to neighborhood residents.

The intervention is to safeguard gains, create new quality housing opportunities for homeowners and position the communities to fully participate in a revived market when economic recovery occurs. NSP2 dollars are a key component allowing for quality renovations and serving a market where there still is buying interest. Given the compact nature of the neighborhoods and census tracts there is sufficient scale to make a market difference.

While each neighborhood has unique characteristics and market price points, all share many of the same attributes and issues. The strategies proposed are similar with the intended result being fewer vacant and foreclosed properties, reinvigoration of the market through the introduction of new homeowners, and growing confidence from the effects of visible and continued reinvestment.

Consortium Members:

Healthy Neighborhoods' Neighborhood Stabilization Program 2 consists of six participants. Healthy Neighborhoods, Inc, a nonprofit, is the Lead Member of the NSP2 grant and a consortium member. The City of Baltimore's Department of Housing and Community Development is also a consortium member. There are three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; and St. Ambrose Housing Aid Center, Inc.; and a for profit development partner, Telesis Baltimore Corporation. Additional development partners may be added as needed.

Healthy Neighborhoods is administering the program utilizing \$2,609,288 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is ten years old and partners with 14 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident



involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$950,000 in funds for the direct purchase program for 36 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the designated NSP2 census tracts. An additional \$75,000 in funds serves as a loan guarantee for first mortgage loans for eligible NSP2 borrowers through the Healthy Neighborhoods' loan program.

Druid Heights Community Development Corporation, Inc. is acquiring and rehabilitating 32 units of housing for homeowners and renters using \$5,600,000 of NSP2 funds and earned sales proceeds primarily in the Reservoir Hill community: 15 of the units are for sale to individuals or families at or below 120% AMI and \$1,600,000 is for 17 rental units serving households at or below 120% AMI. Druid Heights was established in 1971 and provides homeownership counseling, is rehabilitating vacant houses for sale and for rent, constructed new townhomes for sale, rehabilitated a community center, and developed senior housing.

Habitat for Humanity of the Chesapeake, Inc. is focusing in the Patterson Park and McElderry Park neighborhoods and is developing 75 houses for eligible homeowners using \$5,000,000 of NSP2 funds and sales proceeds: 69 foreclosed or abandoned houses are for homeowners at or below 50% of (AMI) and six foreclosed or abandoned houses are for homeowners at or below 120% of AMI. Habitat is the local affiliate of the international Habitat program and has 28 years of experience renovating homes for low income homeowners throughout the metropolitan area.

St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling to eligible homeowners 148 houses predominantly in the neighborhoods of Belair Edison, Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$5,000,000 and sales proceeds for 146 homeowners at or below 120% of (AMI) and for two homeowners at or below 50% of AMI. St. Ambrose was founded in 1968. In addition to housing development, St. Ambrose offers homeownership counseling, foreclosure prevention counseling and legal services, affordable rental opportunities, and homesharing. Since 2000, it has renovated and sold over 300 foreclosed properties to qualified homebuyers.

Telesis Baltimore Corporation has \$4,300,000 and sales proceeds and is developing 33 houses in the Barclay/Old Goucher neighborhoods for homeowners at or below 120% of AMI. Telesis, which was founded in 1985, is a national development organization that plans, finances, and builds affordable housing. It focuses on large-scale neighborhood redevelopment with a mix of uses including rental, homeownership, commercial, and community facilities. In 2008, Telesis was selected by Baltimore City to redevelop over 300 units in Barclay/Old Goucher. The City of Baltimore's Department of Housing and Community Development is conducting all environmental reviews for all of the housing development under the grant. The Department received NSP1 funding and is familiar with NSP federal requirements.

How to Get Additional Information:

For additional information, please contact:

Healthy Neighborhoods, Inc.

>2 East Read Street

>Baltimore, MD 21202

www.healthyneighborhoods.org

Attention: Lisa R. Evans, Senior Program Officer &ndash NSP2

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$33,259,288.00
Total Budget	\$278,004.54	\$33,259,288.00
Total Obligated	\$2,677,952.18	\$14,276,534.03
Total Funds Drawdown	\$3,261,991.08	\$13,127,299.68
Program Funds Drawdown	\$1,287,674.01	\$10,640,012.62
Program Income Drawdown	\$1,974,317.07	\$2,487,287.06
Program Income Received	\$1,783,276.22	\$2,639,198.13
Total Funds Expended	\$0.00	\$6,916,589.25
Match Contributed	\$164,000.00	\$164,000.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$164,000.00
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$906,048.82
Limit on State Admin	\$0.00	\$906,048.82

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$2,609,288.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$8,375,000.00

Overall Progress Narrative:

During October, November, and December of 2011, 22 homes were sold by the Healthy Neighborhoods Neighborhood Stabilization Program 2 partners. The marketing and sale of homes remained a critical component to the success of the program.

In mid December, Healthy Neighborhoods and its development partners exceeded the NSP2 program deadline of expending half of the funds within two years of the award which is February 11, 2012. The total from the inception of the grant through this quarter of program funds and program income spent was \$13,262,191.44 equaling 50.8% of the total grant amount. A total of \$3,441,667.51 was expended during the quarter comprising \$1,317,797.06 of program funds and \$2,123,870.45 of program income.

Telesis Baltimore Corporation sold six homes in the Barclay/Old Goucher neighborhood in November and December. The last house in the phase is on the market. All of the houses required total rehabilitation and met or exceeded Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards. The homes are located in the 2200 and 2300 blocks of North Calvert Street. The second phase of 12 homes in the same blocks of Calvert and in 2200 and 2300 blocks of Guilford Avenue will begin construction in January. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

In the Reservoir Hill neighborhood, Druid Heights Community Development Corporation, Inc. sold its first house at 2553 Madison during this quarter. The home was rehabilitated to meet Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards. Enterprise Community Partners provided technical assistance for this property and for all of the homes purchased by Druid Heights under the NSP2 award. One other house was competed and is on the market and three others are in various stages of rehabilitation. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Four homes were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. All four houses were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers also received funds for a portion of their closing costs. An additional ten houses were under construction during the quarter and will be available for the spring home buying season.

Habitat for Humanity of the Chesapeake, Inc. moved five families in the Patterson Park neighborhood.

Neighborhood Stabilization Program 2 funds assisted the buyers with closing costs and mortgage and interest write downs. Ten properties were undergoing complete renovation and another five units were being



prepared for construction bids. The purchase of eligible houses continued to be a concern for development partners. Only St. Ambrose settled on an additional six houses that were purchased in the two targeted neighborhoods of Belair Edison and Ednor Gardens. Upon completion of the renovation the homes, they will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Seven homes were purchased through the Healthy Neighborhoods Direct Purchase Program in three different neighborhoods: two in Barclay/Old Goucher, three in Belair Edison; and two in Reservoir Hill. Two additional closings are anticipated for January.

A total of 87.5 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from the increase in construction activity. This figure was lower than the previous quarter but will increase with the start of several construction projects early in the year.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$40,933.88	\$2,639,960.54	\$591,215.01
NSP2-2AH-050, Acquisition/Rehab B-050	\$417,830.68	\$8,250,100.00	\$3,526,220.46
NSP2-3AH-120, Acquisition/Rehab B-120	\$790,970.02	\$15,405,824.00	\$6,484,637.72
NSP2-5FM, Financing Mechanisms A	\$37,939.43	\$75,000.00	\$37,939.43



Activities

Grantee Activity Number: NSP2-DH-2AH-050
Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$9,300.00	\$100,000.00
Total Obligated	\$23,215.00	\$61,630.18
Total Funds Drawdown	\$13,925.00	\$52,340.18
Program Funds Drawdown	\$4,625.00	\$43,040.18
Program Income Drawdown	\$9,300.00	\$9,300.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,250.00	\$34,057.35
Druid Heights Community Development Corporation, Inc.	\$11,250.00	\$34,057.35
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale or rent to eligible households at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Funds in this activity were used to acquire a property in Reservoir Hill. Costs related to the acquisition and pre development are measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. All future costs and property and renter information will be listed under Performance Measures for Activity NSP2-WH-2AR-051.

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Progress Narrative:

A rental project at 2408 Linden Avenue, which will have five units, is to be transferred to the Women's Housing Coalition, Inc. for development for permanent housing for formerly homeless women and their children. A development agreement will be finalized early in 2012. Architectural drawings are underway and construction pricing is being obtained. Construction is slated to begin in late March.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/5

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-DH-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,675,000.00
Total Budget	\$0.00	\$1,675,000.00
Total Obligated	\$205,563.88	\$2,126,298.84
Total Funds Drawdown	\$607,242.91	\$1,619,813.84
Program Funds Drawdown	\$153,634.48	\$1,166,205.41
Program Income Drawdown	\$453,608.43	\$453,608.43
Program Income Received	\$173,161.07	\$173,161.07
Total Funds Expended	\$695,070.28	\$1,274,375.34
Druid Heights Community Development Corporation, Inc.	\$695,070.28	\$1,274,375.34
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate five properties. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-DH-3AH-121.

Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. sold its first house in the Reservoir Hill neighborhood at 2553 Madison during this quarter. The home was rehabilitated to meet Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards. Enterprise Community Partners provided technical assistance for this property and for all of the homes purchased by Druid Heights under the NSP2 award.

The house at 606 Lennox in the Reservoir Hill neighborhood was completed in December and will be placed on the market shortly. Three additional properties also in the same neighborhood are undergoing total rehabilitation. The contract was awarded to Urban Built and construction completion is expected during the next quarter.

This same activity narrative is repeated in Activity NSP2-DH-3AH-121. Buyer and property performance measures are reflected in that activity, NSP2-DH-3AH-121. Fund disbursement is in this activity. No funds are anticipated to be disbursed from this



activity after December 31, 2011. All future buyer and property information and disbursements will be listed under Activity NSP2-DH-3AH-121.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/5	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/5	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/2	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-DH-3AH-121

Activity Title: Acquisition/Rehab b

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Druid Heights Community Development Corporation, Inc.	\$0.00	\$0.00
Match Contributed	\$10,000.00	\$10,000.00

Activity Description:

This is a continuation of Activity NSP2-DH-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. sold its first house in the Reservoir Hill neighborhood at 2553 Madison during this quarter. The home was rehabilitated to meet Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards. Enterprise Community Partners provided technical assistance for this property and for all of the homes purchased by Druid Heights under the NSP2 award. Matching funds for the buyer for down payment assistance came from Baltimore City's Vacants to Value program for \$10,000,

The house at 606 Lennox in the Reservoir Hill neighborhood was competed in December and will be placed on the market shortly. Three additional properties also in the same neighborhood are undergoing total rehabilitation. The contract was awarded to Urban Built and construction completion is expected during the next quarter.

This same activity narrative is repeated in Activity NSP2-DH-3AH-120 along with fund disbursements. Buyer and property performance measures are reflected in this activity, NSP2-DH-3AH-121.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		1/15
#Energy Star Replacement Windows		4		4/20
#Additional Attic/Roof Insulation		1		1/10
#High efficiency heating plants		1		1/10
#Efficient AC added/replaced		1		1/10
#Replaced thermostats		1		1/10
#Replaced hot water heaters		1		1/10
#Light Fixtures (indoors) replaced		12		12/10
#Light fixtures (outdoors) replaced		2		2/10
#Refrigerators replaced		1		1/10
#Clothes washers replaced		1		1/10
#Dishwashers replaced		1		1/10
#Low flow toilets		3		3/10
#Low flow showerheads		2		2/10
#Units with bus/rail access		1		1/15
#Units exceeding Energy Star		1		1/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		1/15
# of Singlefamily Units		1		1/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	0/0	1/15	0.00
# Owner Households	0	0	1	0/0	0/0	1/15	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2553 Madison Ave	Baltimore		Maryland	21217-4041	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-EC-3AR-121

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total Budget	\$0.00	\$1,600,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Druid Heights Community Development Corporation, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Baltimore, MD, in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Location Description:

NSP2 funds are being used to acquire and rehabilitate a foreclosed, abandoned, or vacant property in designated census tracts for Reservoir Hill for rent to eligible households at or below 120% of area median income. The property is being purchased at a discount of 1% below the current "as is" appraised value.

Activity Progress Narrative:

Project is under review for the acquisition and rehabilitation of 17 foreclosed condominium units in Reservoir Hill neighborhood. No funds were expended during this quarter in this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17



of Multifamily Units

0

0/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/17	0
# Renter Households	0	0	0	0/0	0/0	0/17	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-HC-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,600,000.00
Total Budget	\$0.00	\$4,600,000.00
Total Obligated	\$833,562.27	\$4,584,541.00
Total Funds Drawdown	\$788,532.62	\$4,104,123.59
Program Funds Drawdown	\$381,916.68	\$3,363,281.28
Program Income Drawdown	\$406,615.94	\$740,842.31
Program Income Received	\$582,637.42	\$1,122,501.71
Total Funds Expended	\$788,532.62	\$2,238,200.26
Habitat for Humanity of the Chesapeake, Inc.	\$788,532.62	\$2,238,200.26
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP2 funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate 31 properties. Four of the homes were sold to eligible homeowners through September 30, 2011 and are measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. All future buyer and property information will be listed under Performance Measures for Activity NSP2-HC-2AH-051.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

During this quarter, two houses were sold to eligible low income buyers with incomes below 50% of area median income and two others were sold to very low income buyers with incomes below 30% of area median income.

Ten additional houses were under construction with completion expected in the coming quarter.

Funds in this activity were used to acquire and rehabilitate 31 properties since the beginning of the program. No funds are anticipated to be disbursed from this activity after December 31, 2011. All buyer and property information for this quarter and future quarters will be listed under Activity NSP2-HC-2AH-051. All future fund disbursements will be placed in Activity NSP2-HC-2AH-051.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/4	
# of buildings (non-residential)	0		1/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		5/4	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/4	
# of Singlefamily Units	0		5/4	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/4	0/0	5/4	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	5/4	0/0	5/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-HC-2AH-051

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/10/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,650,000.00
Total Budget	\$0.00	\$1,650,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a continuation of Activity NSP2-HC-2AH-050. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP2 funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

This activity will not allow a correction to remove a Moderate Income Buyer which was inadvertently entered. The total number of households served during this quarter is only four. Two houses were sold to eligible low income buyers and two others were sold to very low income buyers with incomes below 30% of area median income. Ten additional houses were under construction with completion expected in the coming quarter. This activity is a continuation of Activity NSP2-HC-3AH-050.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/65
#Energy Star Replacement Windows	8	8/40
#High efficiency heating plants	4	4/40
#Efficient AC added/replaced	4	4/40
#Replaced thermostats	4	4/40
#Replaced hot water heaters	4	4/40
#Light Fixtures (indoors) replaced	12	12/40
#Light fixtures (outdoors) replaced	8	8/40
#Refrigerators replaced	4	4/40
#Clothes washers replaced	4	4/40
#Dishwashers replaced	4	4/40
#Low flow toilets	4	4/40
#Low flow showerheads	4	4/40
#Units with bus/rail access	4	4/65
#Units exceeding Energy Star	0	0/5
# ELI Households (0-30% AMI)	2	2/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/65

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	1	5	4/60	1/0	5/65	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
32 N Potomac St	Baltimore		Maryland	21224-1335	Match / Y
152 N Milton Ave	Baltimore		Maryland	21224-1048	Match / Y
138 N Glover St	Baltimore		Maryland	21224-1141	Match / Y
124 N Belnord Ave	Baltimore		Maryland	21224-1235	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-HC-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$192,151.16	\$192,151.16
Total Funds Drawdown	\$43,690.25	\$229,641.54
Program Funds Drawdown	\$43,690.25	\$229,641.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$43,690.25	\$43,690.25
Habitat for Humanity of the Chesapeake, Inc.	\$43,690.25	\$43,690.25
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate one property. The home was sold to eligible homeowner and will be measured in this activity.

No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-HC-3AH-121.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

Habitat for Humanity of the Chesapeake, Inc. moved one family into their new home in the Patterson Park neighborhood. Neighborhood Stabilization Program 2 funds assisted the buyer with closing costs and mortgage and interest write downs.

Habitat reviewed five properties for possible sale to families between 50% and 120% of median previously targeted for low income families. One house is completed and is expected to be placed on the market early in the next quarter. Another property is under construction and the remaining three are out to bid for rehabilitation contracts.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
5 N Glover St	Baltimore		Maryland	21224-1140	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-HC-3AH-121

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,100,000.00
Total Budget	\$0.00	\$1,100,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a continuation of Activity NSP2-HC-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Progress Narrative:

No activity was reported this quarter.

This activity is a continuation of NSP2-HC-3AH-120.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/6



#Energy Star Replacement Windows	0	0/6
#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	0/3
#Light Fixtures (indoors) replaced	0	0/3
#Light fixtures (outdoors) replaced	0	0/3
#Refrigerators replaced	0	0/3
#Clothes washers replaced	0	0/3
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/6	0
# Owner Households	0	0	0	0/0	0/1	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-HN-1AD-000

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$2,609,288.00

Total Budget

\$267,880.54

\$2,609,288.00

Total Obligated

\$340,141.51

\$909,183.91

Total Funds Drawdown

\$355,767.69

\$906,048.82

Program Funds Drawdown

\$40,933.88

\$591,215.01

Program Income Drawdown

\$314,833.81

\$314,833.81

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$354,319.30

\$720,823.52

Healthy Neighborhoods, Inc.

\$354,319.30

\$720,823.52

Match Contributed

\$0.00

\$0.00

Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods' NSP2 for the coordination of the NSP2 program.

Location Description:

Baltimore, MD

Activity Progress Narrative:

In mid December, Healthy Neighborhoods and its development partners exceeded the two year deadline of expending half of the funds by the February 11, 2012. Another major focus of this quarter was to formalize procedures in response to audit findings and concerns.

In October, Healthy Neighborhoods received the final report from the Office of Inspector General of the federal Department of Housing and Urban Development. The report stated that "The grantee generally ensured that its consortium members properly awarded Program contracts and resold homes according to the requirements of the Recovery and Act and applicable HUD regulations. The grantee ensured home buyers met income eligibility requirements and that resale values were appropriate." They recommended that the grantee "develop and implement controls to make sure that it (1) adequately monitors its developers to ensure that Program requirements are followed, and (2) establishes an internal audit function as required."

Healthy Neighborhoods retained an internal auditor, Clifton Gunderson, in early November after publishing a request for proposals. Clifton Gunderson conducted initial monitoring site visits and risk assessments of Healthy Neighborhoods and all of its partners during this quarter. Monitoring will continue on a quarterly basis at a minimum.

The HUD Baltimore Office of Community Planning and Development also closed its audit of Healthy Neighborhoods in its November 16 letter stating that "Based on HNI's response, we are closing all findings. For the one concern, HNI requested an extension for submission of a final program manual until January 16, 2011. The request for an extension has



been approved.&rdquo

Healthy Neighborhoods received technical assistance through The Cloudburst Group, consultants assigned by HUD. The scope of work entailed primarily the formulation of a policy and procedures manual, a formal monitoring plan, and reporting assistance for Section 3. The manual and plan are expected to be complete early in the next quarter.

To further assist with program implementation and monitoring, two additional Compliance Officers were added to the NSP2 staff in December.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP2-HN-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$101,396.18	\$151,769.18
Total Funds Drawdown	\$65,150.50	\$120,522.50
Program Funds Drawdown	\$31,289.00	\$86,661.00
Program Income Drawdown	\$33,861.50	\$33,861.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$70,149.50	\$95,523.50
Healthy Neighborhoods, Inc.	\$70,149.50	\$95,523.50
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property or to address lead paint hazards. The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

Three homes were purchased through the Healthy Neighborhoods Direct Purchase Program. Two homes were for very low income buyers in the Barclay/Old Goucher neighborhood and in Reservoir Hill. This activity will not allow reporting of sales to buyers under 30% of area median income. The other home for a low income buyer was located in the Belair Edison neighborhood. NSP2 funds were used to address lead paint hazards, make minor repairs, provide principal write down, and closing cost assistance.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
# of Parcels acquired voluntarily	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	5/8
# of Singlefamily Units	4	5/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	5/8	0/0	5/8	100.00
# Owner Households	4	0	4	5/8	0/0	5/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3511 Kenyon Ave	Baltimore		Maryland	21213-1816	Match / Y
307 E 22nd St	Baltimore		Maryland	21218-5831	Match / Y
1134 E 36th St	Baltimore		Maryland	21218-2104	Match / Y
3100 Harford Rd	Baltimore		Maryland	21218-3114	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2-HN-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$824.00	\$750,000.00
Total Obligated	\$105,673.80	\$333,234.80
Total Funds Drawdown	\$77,446.00	\$279,988.00
Program Funds Drawdown	\$50,560.50	\$253,102.50
Program Income Drawdown	\$26,885.50	\$26,885.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$77,446.00	\$235,968.50
Healthy Neighborhoods, Inc.	\$77,446.00	\$235,968.50
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

Three homes were purchased through the Healthy Neighborhoods Direct Purchase Program. Three homes were in the Reservoir Hill neighborhood and one in the Belair Edison community. Two closings are anticipated for January. NP2 funds for borrowers were used to address lead paint hazards, make repairs, reduce the mortgage principal, and for closing cost assistance.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	3	9/28
# of Parcels acquired voluntarily	3	9/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	9/28
# of Singlefamily Units	3	9/28

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	3	0/0	5/10	9/28	55.56
# Owner Households	0	0	3	0/0	5/10	9/28	55.56

Activity Locations

Address	City	County	State	Zip	Status / Accept
2605 Chesterfield Ave	Baltimore		Maryland	21213-1106	Match / Y
2213 Callow Ave	Baltimore		Maryland	21217-4624	Match / Y
2531 Brookfield Ave	Baltimore		Maryland	21217-4637	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-HN-5FM-120
Activity Title: Direct Purchase Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$3.00	\$75,000.00
Total Funds Drawdown	\$75,000.00	\$75,000.00
Program Funds Drawdown	\$37,939.43	\$37,939.43
Program Income Drawdown	\$37,060.57	\$37,060.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$25,474.00
Healthy Neighborhoods, Inc.	\$0.00	\$25,474.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds are being used to guarantee a portion of the Healthy Neighborhoods' loan program. Eligible purchasers of an NSP2 home have access to loan funds as long as they are available and that the borrower meets the underwriting criteria of the program. The loan program provides below market interest rate, 30 year fixed term, and no mortgage insurance required. Eligible borrowers must contribute 3% of the loan amount from their own funds. The loans are underwritten and serviced by M&T Bank.

This activity previously provided NSP funds for assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds subsidized principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy averaged \$25,000. All activity related to home purchasers has been transferred to NSP2-HN-3AH-120.

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardns, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

Loan Guarantee remains in place for eligible NSP2 borrowers.

All activity related to home purchasers after March 30, 20011 has been transferred to NSP2-HN-3AH-120. Three moderate income buyers from previous quarters incorrectly entered were relabeled to middle income buyers.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/25	
# of Singlefamily Units	1		1/25	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/10	3/25	100.00
# Owner Households	0	0	0	0/0	3/10	3/25	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-SA-2AH-050

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$33,250.00
Total Budget	\$0.00	\$33,250.00
Total Obligated	\$0.00	\$33,238.00
Total Funds Drawdown	\$0.00	\$33,238.00
Program Funds Drawdown	\$0.00	\$33,238.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$33,238.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$33,238.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Progress Narrative:

No activity was reported this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0



# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	2/2
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-SA-2AH-051

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$66,750.00
Total Budget	\$0.00	\$66,750.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is a continuation of Activity NSP2-SA-2AH-050. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Progress Narrative:

No activity was reported this quarter.
This activity will be a continuation of NSP2-SA-2AH-050.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-SA-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,200,000.00
Total Budget	\$0.00	\$3,200,000.00
Total Obligated	\$574,320.85	\$3,081,784.52
Total Funds Drawdown	\$912,918.58	\$3,006,559.25
Program Funds Drawdown	\$543,009.79	\$2,539,319.55
Program Income Drawdown	\$369,908.79	\$467,239.70
Program Income Received	\$197,456.79	\$294,787.70
Total Funds Expended	\$948,719.58	\$2,908,122.34
St. Ambrose Housing Aid Center, Inc.	\$948,719.58	\$2,908,122.34
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate 40 properties. Six homes were sold to eligible homeowners through September 30, 2011 and have been measured in this activity. No future funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-SA-3AH-121.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Progress Narrative:

Information on buyers and houses is reflected in Activity NSP2-SA-3AH-121 and the same activity narrative is repeated.

Six houses were purchased by St. Ambrose Housing Aid Center, Inc. in two of the targeted neighborhoods. Four are located in the Belair Edison neighborhood: 4017 Balfern Avenue, 3007 Shannon, 3320 Lake, and 4362 Sheldon Avenue. Two houses in Ednor Gardens were acquired; 629 Melville and 3710 Elkadar. Upon completion of the renovation the homes, they will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Sixteen properties are under construction. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners.



Four homes were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. One of the homes initially was developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. Three homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/6	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		5/6	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/6	
# of Singlefamily Units	0		5/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	5/6	5/6	100.00
# Owner Households	0	0	0	0/0	5/6	5/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP2-SA-3AH-121
Activity Title:	Acquisition/Rehab B

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2-3AH-120

Project Title:
Acquisition/Rehab B-120

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
St. Ambrose Housing Aid Center, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,200,000.00
Total Budget	\$0.00	\$3,200,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a continuation of Activity NSP2-SA-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Progress Narrative:

This activity is a continuation of NSP2-SA-3AH-120 and the same narrative is repeated.

Four homes were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners in the Belair Edison neighborhood during this quarter. One of the homes initially was developed under the Neighborhood Stabilization Program 1 but additional subsidy was needed to cover the gap between development costs and the current market value. Three homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs.

Six houses were purchased by St. Ambrose Housing Aid Center, Inc. in two of the targeted neighborhoods. Four are located in the Belair Edison neighborhood: 4017 Balfern Avenue, 3007 Shannon, 3320 Lake, and 4362 Sheldon Avenue. Two houses in Ednor Gardens were acquired; 629 Melville and 3710 Elkadar. Upon completion of the renovation the homes, they will be sold



to eligible homeowners earning at or below 120% of Area Median Income. Sixteen properties are under construction. Completion times will differ based on the extent of rehabilitation needed. All of the houses will be sold to eligible homeowners.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/140
#Energy Star Replacement Windows	12	12/100
#Additional Attic/Roof Insulation	4	4/50
#High efficiency heating plants	4	4/50
#Efficient AC added/replaced	2	2/50
#Replaced thermostats	4	4/50
#Replaced hot water heaters	4	4/50
#Light Fixtures (indoors) replaced	8	8/50
#Light fixtures (outdoors) replaced	4	4/50
#Refrigerators replaced	4	4/50
#Clothes washers replaced	4	4/50
#Dishwashers replaced	4	4/50
#Low flow toilets	2	2/50
#Low flow showerheads	2	2/50
#Units with bus/rail access	4	4/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/140
# of Singlefamily Units	4	4/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	0/0	4/50	4/140	100.00
# Owner Households	0	4	4	0/0	4/50	4/140	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
4720 Shamrock Ave	Baltimore		Maryland	21206-6863	Match / Y
3444 Clifftmont Ave	Baltimore		Maryland	21213-1910	Match / Y
4751 Chatford Ave	Baltimore		Maryland	21206-6866	Match / Y
3509 Elmora Ave	Baltimore		Maryland	21213-1934	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-TB-2AH-051

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Telesis Baltimore Corporation

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

No activity planned at this time.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

No activity was reported for this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-TB-3AH-120

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,750,000.00
Total Budget	\$0.00	\$2,750,000.00
Total Obligated	\$301,924.53	\$2,727,702.44
Total Funds Drawdown	\$322,317.53	\$2,700,023.96
Program Funds Drawdown	\$75.00	\$2,296,368.72
Program Income Drawdown	\$322,242.53	\$403,655.24
Program Income Received	\$830,020.94	\$1,048,747.65
Total Funds Expended	\$377,489.98	\$2,673,783.70
Telesis Baltimore Corporation	\$377,489.98	\$2,673,783.70
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate eight properties. One home was sold to an eligible homeowner through September 30, 2011 and has been measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-TB-3AH-121.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

Information on buyers and houses is reflected in Activity NSP2-TB-3AH-121 and the same activity narrative is repeated. Disbursements are in this activity.

Six homes were sold by Telesis in November and December and one home was sold in the previous quarter. One home from the first phase of eight houses remains unsold. The homes were rehabilitated to meet or exceed Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards.

Telesis Baltimore Corporation settled on an additional 12 houses on the 2200 and 2300 N. Calvert Street and on the 2200 and 2300 N. Guilford Avenue in December. Architectural drawings and construction contracts were finalized during this past quarter. A construction line of credit for approximately one million dollars was obtained from The Reinvestment Fund of



Philadelphia for a portion of the development costs. Construction is expected to begin very early in the next quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		1/1	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	1/1	0.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/1	1/1	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP2-TB-3AH-121

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,725,000.00
Total Budget	\$0.00	\$4,725,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$154,000.00	\$154,000.00

Activity Description:

This is a continuation of Activity NSP2-TB-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Progress Narrative:

This activity is a continuation of Activity NSP2-TB-3AH-120. This same narrative appears in both activities.

Six homes were sold by Telesis in November and December and one home was sold in the previous quarter. One home from the first phase of eight houses remains unsold. The homes were rehabilitated to meet or exceed Energy Star Qualified New Homes standards and the Enterprise Green Communities Standards.

The matching funds reported were for closing cost and down payment assistance for the buyers. Baltimore City's Vacants to Value program accounted for \$40,000, Johns Hopkins Live Near Your Work program amounted to \$84,000, Live Baltimore house tour provided \$25,000, and \$5,000 from the state of Maryland's closing cost assistance program.

Telesis Baltimore Corporation settled on an additional 12 houses on the 2200 and 2300 N. Calvert Street and on the 2200 and 2300 N. Guilford Avenue in December. Architectural drawings and construction contracts were finalized during this past quarter. A construction line of credit for approximately one million dollars was obtained from The Reinvestment Fund of



Philadelphia for a portion of the development costs. Construction is expected to begin very soon in the next quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	6		6/30	
#Energy Star Replacement Windows	24		24/40	
#Additional Attic/Roof Insulation	6		6/20	
#High efficiency heating plants	6		6/20	
#Efficient AC added/replaced	6		6/20	
#Replaced thermostats	6		6/20	
#Replaced hot water heaters	6		6/20	
#Light Fixtures (indoors) replaced	48		48/20	
#Light fixtures (outdoors) replaced	12		12/20	
#Refrigerators replaced	6		6/20	
#Clothes washers replaced	6		6/20	
#Dishwashers replaced	6		6/20	
#Low flow toilets	18		18/20	
#Low flow showerheads	12		12/20	
#Units with bus/rail access	6		6/30	
#Units exceeding Energy Star	6		6/20	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		6/30	
# of Singlefamily Units	6		6/30	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	6	0/0	0/0	6/30	0.00
# Owner Households	0	0	6	0/0	0/0	6/30	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2204 N Calvert St	Baltimore		Maryland	21218-5813	Match / Y
2319 N Calvert St	Baltimore		Maryland	21218-5202	Match / Y
2202 N Calvert St	Baltimore		Maryland	21218-5813	Match / Y
2228 N Calvert St	Baltimore		Maryland	21218-5813	Match / Y
2220 N Calvert St	Baltimore		Maryland	21218-5813	Match / Y
2224 N Calvert St	Baltimore		Maryland	21218-5813	Match / Y



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-WH-2AR-051

Activity Title: Acq./Rehab/Rental B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,625,000.00
Total Budget	\$0.00	\$1,625,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Druid Heights Community Development Corporation, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate a foreclosed and vacant property in the designated census tracts for Reservoir Hill for rent to eligible households at or below 50% of area median income. The property is being purchased at a discount of 1% below the current "as is" appraised value.

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Progress Narrative:

No activity to report in this project during this quarter. This activity will be a continuation of NSP2-DH-2AH-050 upon transfer of the property at 2408 Linden from Druid Heights Community Development Corporation to the Women's Housing Coalition expected early in the next quarter. The project will create five units of permanent rental housing for very low income women and children who were formerly homeless.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/1



#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/4
#Clothes washers replaced	0	0/1
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/1
# ELI Households (0-30% AMI)	0	0/5

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/5	0
# Renter Households	0	0	0	0/0	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

