

**Grantee: Healthy Neighborhoods Inc.**

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

**January 1, 2015 thru March 31, 2015 Performance Report**

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

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Healthy Neighborhoods Inc.

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

**Grant Award Amount:**  
\$26,092,880.00

**Grant Status:**  
Active

**QPR Contact:**  
Pia H Heslip

**LOCCS Authorized Amount:**  
\$26,092,880.00

**Estimated PI/RL Funds:**  
\$25,000,000.00

**Total Budget:**  
\$51,092,880.00

## 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 will 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 eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will 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. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. 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 and the French Development Company also will be in the same areas and developing five houses. 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. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. 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 "as is" 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 "in 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 five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 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.

Five units of rental housing are being developed in the Reservoir Hill community. Financing will be secured to the property with covenants to maintain affordability for 90 years with occupancy by eligible NSP2 households earning at or below 50% of Area Median Income.

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 nine 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. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women's Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will 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 11 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 homes for sale to individuals or families at or below 120% AMI using \$5,600,000 of NSP2 funds and earned sales proceeds primarily in the Reservoir Hill community. 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 Women's Housing Coalition, Inc. is developing five units of permanent rental housing in the Reservoir Hill neighborhood for women and children with household incomes at or below 50% of AMI. The historic house and carriage house is being renovated with \$1,625,000 of NSP2 funds. Created in 1979, the Women's Housing Coalition provides homeless women and children with a range of housing options and opportunities in order to maximize their chances of future independence and self-sufficiency.

The French Development Company, Inc. is developing five houses primarily in the Patterson Park neighborhood for sale to individuals or families at or below 120% AMI using \$528,000 of NSP2 funds. The French Development Company has been a producer of affordable and market rate housing since 1982. The company also has provided development consulting for numerous nonprofit organizations and developed projects utilizing federal and state subsidies.

Govans Ecumenical Development Corporation (GEDCO) is acquiring and rehabilitating five houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$880,000 for homeowners at or below 120% of AMI. Incorporated in 1991, GEDCO is a developer and manager of housing and supportive services for approximately 500 individuals including low income seniors and older adults with disabilities, homeless individuals, and individuals affected by AIDS and chronic mental illness.

Community Solutions, LLC is buying and rehabilitating one house in the Coldstream Homestead Montebello neighborhood for a homeowner at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.

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](http://www.healthyneighborhoods.org)

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

Telephone: 410.332.0387, ext. 153

[levans@healthyneighborhoods.org](mailto:levans@healthyneighborhoods.org)

## Overall

**Total Projected Budget from All Sources**

## This Report Period

N/A

## To Date

\$47,923,954.38



<b>Total Budget</b>	(\$257,541.00)	\$47,923,954.38
<b>Total Obligated</b>	\$419,853.41	\$45,888,965.67
<b>Total Funds Drawdown</b>	\$865,946.04	\$42,721,746.79
<b>Program Funds Drawdown</b>	\$342,910.07	\$25,754,534.80
<b>Program Income Drawdown</b>	\$523,035.97	\$16,967,211.99
<b>Program Income Received</b>	\$112,295.01	\$17,425,154.35
<b>Total Funds Expended</b>	\$1,168,486.20	\$42,953,639.79
<b>Match Contributed</b>	\$42,556.30	\$4,656,802.90

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$4,656,802.90
<b>Limit on Public Services</b>	\$3,913,932.00	\$0.00
<b>Limit on Admin/Planning</b>	\$2,609,288.00	\$3,242,250.63
<b>Limit on State Admin</b>	\$0.00	\$3,242,250.63

## Progress Toward Activity Type Targets

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$2,609,288.00	\$3,517,880.00

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$6,523,220.00	\$12,597,012.71

## Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through March 31, 2015 a total of program funds and program income of \$42,716,525.84. Proceeds from houses sold since inception of the program total \$17,524,984.85. The proceeds of sale were used to continue the program. A total of \$865,946.04 was expended during the quarter.

During January, February, and March of 2015, two homes were sold to eligible homeowners. From the beginning of the program, a total of 143 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

An additional 31 home buyers have bought vacant or foreclosed homes for their primary residence in six different neighborhoods through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. The Direct Purchase Program has expended all of its allocation under the Neighborhood Stabilization Program 2. No new funds will be allocated.

Telesis Baltimore Corporation has one remaining home for sale in its final phase of 15 houses in the Barclay neighborhood this quarter.

St. Ambrose Housing Aid Center, Inc. completed rehabilitation on three of its last group of four houses in the Belair-Edison neighborhood. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.



In the Reservoir Hill community, Druid Heights Community Development Corporation, is working on the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added to the development due to availability in funding from the State of Maryland. One acquisition settled this quarter and there are two pending settlements which are expected to close in the second quarter of 2015. Request for bids for general contractors was advertised this quarter and construction is expected to begin in the Spring.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., completed rehabilitation on its final house at 1122 East 36th Street in the Ednor Gardens neighborhood. The house is currently under contract to a homeowner earning at or below 120% of Area Median Income. Rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was completed in the 4th quarter 2014 and is currently on the market. The home will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development Company completed rehabilitation on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. The homes are currently on the market and will be sold to eligible homeowners earning at or below 120% of Area Median Income. Rehabilitation of its final group of two homes in Patterson Park is expected to begin in early Summer.

Habitat for Humanity of the Chesapeake, Inc. two homes under contract in the McElderry Park neighborhood. There are three houses left for sale to eligible homeowners earning at or below 50% of Area Median Income.

Neighborhood Stabilization Program funds will provide the buyer funds for interest write down and closing cost assistance. Habitat has completed rehabilitation of all 41 homes purchased under NSP2.

## 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 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$48,408.68	\$3,517,880.00	\$1,596,440.07
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$7,170,713.56
NSP2-3AH-120, Acquisition/Rehab B-120	\$294,501.39	\$32,500,000.00	\$16,949,441.74
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



## Activities

**Project # / Title:** NSP2 PI Waiver / NSP2 Program Income Waiver

**Grantee Activity Number:** NSP2 PI Waiver

**Activity Title:** NSP2 Program Income Waiver

**Activity Category:**

Administration

**Project Number:**

NSP2 PI Waiver

**Projected Start Date:**

02/04/2015

**Benefit Type:**

N/A

**National Objective:**

N/A

**Program Income Account:**

NSP2 PI Waiver

**Activity Status:**

Under Way

**Project Title:**

NSP2 Program Income Waiver

**Projected End Date:**

09/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2015**

N/A

**To Date**

\$0.00

**Total Budget**

\$0.00

\$0.00

**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

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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## Project # / Title: NSP2-1AD / Administration

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2015**

N/A

**To Date**

\$3,517,880.00

**Total Budget**

\$0.00

\$3,517,880.00

**Total Obligated**

\$0.00

\$3,517,880.00

**Total Funds Drawdown**

\$121,351.08

\$3,242,250.63

**Program Funds Drawdown**

\$48,408.68

\$1,596,440.07





<b>Program Income Drawdown</b>	\$72,942.40	\$1,645,810.56
<b>Program Income Received</b>	\$0.00	\$1,091.94
<b>Total Funds Expended</b>	\$121,351.08	\$3,237,420.82
Healthy Neighborhoods, Inc.	\$121,351.08	\$3,237,420.82
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods' NSP2 for the coordination of the NSP2 program. Program income was received from refunds and reimbursements paid from Administrative funds.

### Location Description:

Baltimore, MD

### Activity Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through March 31, 2015 a total of program funds and program income of \$42,716,525.84. Proceeds from houses sold since inception of the program total \$17,524,984.85. The proceeds of sale were used to continue the program. A total of \$865,946.04 was expended during the quarter.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### 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

**Project # / Title: NSP2-2AH-050 / Acquisition/Rehab B-050**

**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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$59,259.18
<b>Total Budget</b>	\$0.00	\$59,259.18
<b>Total Obligated</b>	\$0.00	\$61,630.18
<b>Total Funds Drawdown</b>	\$0.00	\$59,259.18
<b>Program Funds Drawdown</b>	\$0.00	\$43,040.18
<b>Program Income Drawdown</b>	\$0.00	\$16,219.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$59,259.18
Druid Heights Community Development Corporation,	\$0.00	\$59,259.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to acquire a foreclosed property in designated census tracts for rent to eligible households at or below 50% of area median income. The property was 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 were 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.

The property was sold to another NSP2 Development Partner, the Women's Housing Coalition, Inc. for development of five rental units for households at or below 50% of AMI.

Budget adjusted to actual expenditures of \$59,259.18. Balance was redistributed to other Acquisition and Rehab activities.

**Location Description:**

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

**Activity Progress Narrative:**

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



## 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	



<b>Grantee Activity Number:</b>	<b>NSP2-HC-2AH-050</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,778,048.67
<b>Total Budget</b>	(\$784,541.00)	\$3,778,048.67
<b>Total Obligated</b>	(\$806,492.33)	\$3,778,048.67
<b>Total Funds Drawdown</b>	\$0.00	\$3,778,048.67
<b>Program Funds Drawdown</b>	\$0.00	\$2,934,407.57
<b>Program Income Drawdown</b>	\$0.00	\$843,641.10
<b>Program Income Received</b>	\$0.00	\$1,122,351.71
<b>Total Funds Expended</b>	\$0.00	\$3,610,785.63
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,610,785.63
<b>Match Contributed</b>	\$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.

Activity budget was adjusted to \$3,778,048.67 to reflect actual expenditures. No more funds are being disbursed under this activity and has been superseded by NSP2-HC-2AH-051 as described above.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-HC-2AH-051. There will be no further expenditures for this activity.



## 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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP2-2AH-050

**Project Title:**  
 Acquisition/Rehab B-050

**Projected Start Date:**  
 02/10/2010

**Projected End Date:**  
 02/11/2015

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Habitat for Humanity of the Chesapeake, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,500,000.00
<b>Total Budget</b>	\$0.00	\$4,500,000.00
<b>Total Obligated</b>	\$0.00	\$4,089,957.60
<b>Total Funds Drawdown</b>	\$0.00	\$3,873,422.69
<b>Program Funds Drawdown</b>	\$0.00	\$1,990,315.67
<b>Program Income Drawdown</b>	\$0.00	\$1,883,107.02
<b>Program Income Received</b>	\$0.00	\$2,264,682.27
<b>Total Funds Expended</b>	\$0.00	\$4,140,675.54
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$4,140,675.54
<b>Match Contributed</b>	\$0.00	\$42,000.00

**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:**

Habitat has buyers under contract for two of its homes in the McElderry Park neighborhood, 414 North Glover and 2513 Jefferson. Once these homes close, Habitat will have three houses left for sale.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/65
#Energy Star Replacement	0	124/40
#High efficiency heating plants	0	21/40
#Efficient AC added/replaced	0	21/40
#Replaced thermostats	0	21/40
#Replaced hot water heaters	0	21/40
#Light Fixtures (indoors) replaced	0	122/40
#Light fixtures (outdoors)	0	44/40
#Refrigerators replaced	0	21/40
#Clothes washers replaced	0	21/40
#Dishwashers replaced	0	21/40
#Low flow toilets	0	32/40
#Low flow showerheads	0	21/40
#Units with bus/rail access	0	21/65
#Units exceeding Energy Star	0	9/5
# ELI Households (0-30% AMI)	0	6/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/65

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	21/60	0/0	22/65	95.45

## 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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$144,745.00
<b>Total Budget</b>	\$0.00	\$144,745.00
<b>Total Obligated</b>	\$0.00	\$169,129.84
<b>Total Funds Drawdown</b>	\$0.00	\$144,745.00
<b>Program Funds Drawdown</b>	\$0.00	\$99,231.50
<b>Program Income Drawdown</b>	\$0.00	\$45,513.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
<b>Match Contributed</b>	\$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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 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 \$15,00 to \$25,000.

The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$144,745.

**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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the





end of 2013. A total of 31 homeowners used the program to purchase homes. Five of the homeowners had incomes at or below 50% of Area Median Income and purchased homes in five different neighborhoods.

## 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	0		6/8	
# of Singlefamily Units	0		6/8	

## Beneficiaries Performance Measures

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

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$70,649.00
<b>Total Budget</b>	\$0.00	\$70,649.00
<b>Total Obligated</b>	\$0.00	\$33,238.00
<b>Total Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,842.00	\$70,649.00
St. Ambrose Housing Aid Center, Inc.	\$5,842.00	\$70,649.00
<b>Match Contributed</b>	\$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. This activity has been superseded by NSP2-SA-2AH-051. There will be no more expenditures for this activity.

**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:**

There was no activity to report this quarter. Correction: \$5,842 was expended in 4Q 2011 but not accounted for. Actual expenditures for this activity is \$70,649. Activity superseded by NSP2-SA-2AH-051.



## 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	



<b>Grantee Activity Number:</b>	<b>NSP2-SA-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$500,000.00	\$2,000,000.00
<b>Total Obligated</b>	\$500,000.00	\$2,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,601,938.28
<b>Program Funds Drawdown</b>	\$0.00	\$881,923.16
<b>Program Income Drawdown</b>	\$0.00	\$720,015.12
<b>Program Income Received</b>	\$0.00	\$578,048.44
<b>Total Funds Expended</b>	\$399,325.44	\$1,566,419.28
St. Ambrose Housing Aid Center, Inc.	\$399,325.44	\$1,566,419.28
<b>Match Contributed</b>	\$0.00	\$159,000.00

**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.

Activity budget was increased to \$2,000,000 to reflect anticipated increase in low-income beneficiaries for this activity.

**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:**

There was no activity to report this quarter.

Correction: \$399,325.44 in expenditures from 120/121 activities moved to 051 due to change in income beneficiaries to low-income households.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/2
# of Singlefamily Units	0	10/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/2	0/0	10/2	100.00
# Owner Households	0	0	0	10/2	0/0	10/2	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	

<b>Grantee Activity Number:</b>	<b>NSP2-TB-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Telesis Baltimore Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total Budget</b>	\$0.00	\$400,000.00
<b>Total Obligated</b>	\$0.00	\$214,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$213,584.33
<b>Program Funds Drawdown</b>	\$0.00	\$128,366.44
<b>Program Income Drawdown</b>	\$0.00	\$85,217.89
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$213,584.33
<b>Match Contributed</b>	\$0.00	\$20,000.00

**Activity Description:**

This activity covers acquisition and rehabilitation of foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% or the area median income. Telesis Baltimore has one property left for sale. This activity remains open in the event of a low-income beneficiary.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	0/0	1/2	100.00
# Owner Households	0	0	0	1/0	0/0	1/2	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	



<b>Grantee Activity Number:</b>	<b>NSP2-WH-2AR-051</b>
<b>Activity Title:</b>	<b>Acq./Rehab/Rental B</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Completed

**Project Number:**  
NSP2-2AH-050

**Project Title:**  
Acquisition/Rehab B-050

**Projected Start Date:**  
02/11/2010

**Projected End Date:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Women's Housing Coalition, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,644,310.86
<b>Total Budget</b>	\$0.00	\$1,644,310.86
<b>Total Obligated</b>	(\$55,389.14)	\$1,644,610.86
<b>Total Funds Drawdown</b>	\$0.00	\$1,644,310.86
<b>Program Funds Drawdown</b>	\$0.00	\$1,060,191.04
<b>Program Income Drawdown</b>	\$0.00	\$584,119.82
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,644,310.86
Women's Housing Coalition, Inc.	\$0.00	\$1,644,310.86
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds are being used to acquire and rehabilitate a foreclosed and vacant property at 2408 Linden Avenue in the designated census tract 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. The Women's Housing Coalition is developing the house and former carriage house for five units of permanent housing for women and women and children. Budget adjusted to reflect actual expenditures. There will be no further expenditures for this activity.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	2/1





#Additional Attic/Roof Insulation	0	2/1
#High efficiency heating plants	0	2/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	6/1
#Replaced hot water heaters	0	3/1
#Light Fixtures (indoors) replaced	0	35/5
#Light fixtures (outdoors)	0	5/15
#Refrigerators replaced	0	5/4
#Clothes washers replaced	0	0/1
#Low flow toilets	0	6/5
#Low flow showerheads	0	5/5
#Units with bus/rail access	0	5/5
# ELI Households (0-30% AMI)	0	5/5

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Project # / Title: NSP2-3AH-120 / Acquisition/Rehab B-120**

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

**Activity Category:** Rehabilitation/reconstruction of residential structures  
**Activity Status:** Under Way



**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

09/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Community Solutions, LLC

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$390,000.00
<b>Total Budget</b>	\$27,000.00	\$390,000.00
<b>Total Obligated</b>	\$30,000.00	\$370,000.00
<b>Total Funds Drawdown</b>	\$43,491.12	\$358,092.01
<b>Program Funds Drawdown</b>	\$1,803.12	\$26,946.49
<b>Program Income Drawdown</b>	\$41,688.00	\$331,145.52
<b>Program Income Received</b>	\$0.00	\$1,904.56
<b>Total Funds Expended</b>	\$43,491.12	\$292,665.76
Community Solutions, LLC	\$43,491.12	\$292,665.76
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

Closing cost assistance of \$5,000 is available to an eligible home buyer for the NSP2 property developed by Community Solutions, LLC through its subsidiary Homework, LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Activity budget was increased to \$390,000 to reflect anticipated increase in renovation and closing costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906.

**Activity Progress Narrative:**

Rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was completed. The house is currently on the market and will be sold to eligible homeowners earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
#Energy Star Replacement	0		0/2	
#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		0/4	
#Light fixtures (outdoors)	0		0/2	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Sites re-used	0		0/1	

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

## 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	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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	

<b>Grantee Activity Number:</b>	<b>NSP2-DH-3AH-120</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,631,602.01
<b>Total Budget</b>	\$0.00	\$1,631,602.01
<b>Total Obligated</b>	\$0.00	\$1,675,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,631,602.01
<b>Program Funds Drawdown</b>	\$0.00	\$1,166,205.41
<b>Program Income Drawdown</b>	\$0.00	\$465,396.60
<b>Program Income Received</b>	\$0.00	\$173,161.07
<b>Total Funds Expended</b>	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation,	\$0.00	\$1,623,617.01
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures of \$1,631,602.01.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by 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	



<b>Grantee Activity Number:</b>	<b>NSP2-DH-3AH-121</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab b</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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,770,000.00
<b>Total Budget</b>	\$0.00	\$6,770,000.00
<b>Total Obligated</b>	\$0.00	\$5,500,000.00
<b>Total Funds Drawdown</b>	\$122,723.40	\$4,782,232.06
<b>Program Funds Drawdown</b>	\$31,988.26	\$2,373,360.18
<b>Program Income Drawdown</b>	\$90,735.14	\$2,408,871.88
<b>Program Income Received</b>	\$100,051.54	\$2,513,964.52
<b>Total Funds Expended</b>	\$122,723.40	\$4,782,232.07
Druid Heights Community Development Corporation,	\$122,723.40	\$4,782,232.07
<b>Match Contributed</b>	\$0.00	\$161,000.00

**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:**

The next project is the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added due to availability in funding from the State of Maryland. Acquisition was completed on the 7th property this quarter. Settlements on the final two properties should occur next quarter. A request for proposals for general contractors was released this quarter and construction is set to begin in May 2015. Upon completion, the homes will be sold to eligible households earn at or below 120% of the Area Median Income.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/15
#Energy Star Replacement	0	84/20
#Additional Attic/Roof Insulation	0	12/10
#High efficiency heating plants	0	12/10
#Efficient AC added/replaced	0	12/10
#Replaced thermostats	0	13/10
#Replaced hot water heaters	0	13/10
#Light Fixtures (indoors) replaced	0	108/10
#Light fixtures (outdoors)	0	23/10
#Refrigerators replaced	0	13/10
#Clothes washers replaced	0	13/10
#Dishwashers replaced	0	13/10
#Low flow toilets	0	30/10
#Low flow showerheads	0	22/10
#Units with bus/rail access	0	13/15
#Units exceeding Energy Star	0	9/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/15
# of Singlefamily Units	0	13/15

## 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	3/0	12/15	25.00
# Owner Households	0	0	0	0/0	3/0	12/15	25.00

## 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-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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,952.50
<b>Total Budget</b>	\$0.00	\$10,952.50
<b>Total Obligated</b>	\$0.00	\$10,952.50
<b>Total Funds Drawdown</b>	\$0.00	\$10,952.50
<b>Program Funds Drawdown</b>	\$0.00	\$1,065.00
<b>Program Income Drawdown</b>	\$0.00	\$9,887.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$10,952.50
Druid Heights Community Development Corporation,	\$0.00	\$10,952.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to determine the feasibility of acquiring and rehabilitating a foreclosed property in designated census tracts for Reservoir Hill for rent to eligible households at or below 120% of area median income. The offer to the lender was rejected and the project cancelled.

**Location Description:**

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

**Activity Progress Narrative:**

The proposed project was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

**Accomplishments Performance Measures**

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





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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP2-FD-3AH-121

**Activity Title:** Acquisition/Rehab B

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

French Development Company

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,375,000.00
<b>Total Budget</b>	\$0.00	\$1,375,000.00
<b>Total Obligated</b>	\$0.00	\$880,000.00
<b>Total Funds Drawdown</b>	\$116,224.50	\$666,528.03
<b>Program Funds Drawdown</b>	\$1,537.50	\$69,391.68
<b>Program Income Drawdown</b>	\$114,687.00	\$597,136.35
<b>Program Income Received</b>	\$0.00	\$200.33
<b>Total Funds Expended</b>	\$116,224.50	\$666,528.03
French Development Company	\$116,224.50	\$666,528.03
<b>Match Contributed</b>	\$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 the French Development Company through its subsidiary, Patterson Park Development LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Budget adjusted to \$1,375,000 to reflect anticipated increase in renovation costs.

**Location Description:**

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

**Activity Progress Narrative:**

French Development Company completed rehabilitation on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. The houses are currently on the market and will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development has acquired two more properties for rehabilitation in Patterson Park, 151 N. Lakewood and 211 N. Milton. Bids are expected to be released next quarter and construction to begin later this year. Once completed, these houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement	0	0/15
#Additional Attic/Roof Insulation	0	0/5
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/25
#Light fixtures (outdoors)	0	0/10
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/5
#Dishwashers replaced	0	0/5
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Sites re-used	0	0/5

	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 Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	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	

<b>Grantee Activity Number:</b>	<b>NSP2-GE-3AH-121</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Govans Ecumenical Development Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,150,000.00
<b>Total Budget</b>	\$0.00	\$1,150,000.00
<b>Total Obligated</b>	\$100,000.00	\$1,200,000.00
<b>Total Funds Drawdown</b>	\$127,258.42	\$1,139,976.53
<b>Program Funds Drawdown</b>	\$11,558.96	\$270,883.52
<b>Program Income Drawdown</b>	\$115,699.46	\$869,093.01
<b>Program Income Received</b>	\$0.00	\$214,519.44
<b>Total Funds Expended</b>	\$127,258.42	\$1,139,976.53
Govans Ecumenical Development Corporation	\$127,258.42	\$1,139,976.53
<b>Match Contributed</b>	\$0.00	\$28,000.00

**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 the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, 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. Budget adjusted to \$1,150,000 to reflect anticipated reduction in renovation costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906

**Activity Progress Narrative:**

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., has completed rehabilitation it's final house at 1122 East 36th Street in the Ednor Gardens neighborhood. The home is currently under contract to a buyer earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/5
#Energy Star Replacement	0	24/15
#Additional Attic/Roof Insulation	0	3/5
#High efficiency heating plants	0	3/5
#Efficient AC added/replaced	0	3/5
#Replaced thermostats	0	3/5
#Replaced hot water heaters	0	3/5
#Light Fixtures (indoors) replaced	0	28/25
#Light fixtures (outdoors)	0	6/10
#Refrigerators replaced	0	3/5
#Clothes washers replaced	0	3/5
#Dishwashers replaced	0	3/5
#Low flow toilets	0	6/7
#Low flow showerheads	0	3/5
#Units with bus/rail access	0	3/5
#Sites re-used	0	3/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

## 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	0/5	3/5	0.00
# Owner Households	0	0	0	0/0	0/5	3/5	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-HC-3AH-120  
**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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$298,380.10
<b>Total Budget</b>	\$0.00	\$298,380.10
<b>Total Obligated</b>	\$0.00	\$192,151.16
<b>Total Funds Drawdown</b>	\$0.00	\$235,841.41
<b>Program Funds Drawdown</b>	\$0.00	\$229,641.54
<b>Program Income Drawdown</b>	\$0.00	\$6,199.87
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures for this activity of \$298,380.10.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity was superseded by NSP2-HC-3AH-121.



## Accomplishments Performance Measures

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

	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 Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP2-HC-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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,531,464.07
<b>Total Budget</b>	\$0.00	\$1,531,464.07
<b>Total Obligated</b>	\$0.00	\$1,525,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,531,464.07
<b>Program Funds Drawdown</b>	\$0.00	\$938,361.27
<b>Program Income Drawdown</b>	\$0.00	\$593,102.80
<b>Program Income Received</b>	\$3,100.00	\$298,784.90
<b>Total Funds Expended</b>	\$0.00	\$1,368,941.57
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,368,941.57
<b>Match Contributed</b>	\$0.00	\$6,000.00

**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. Budget increased slightly to match drawdown.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.





## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		9/6	
#Energy Star Replacement	0		55/6	
#Additional Attic/Roof Insulation	0		9/3	
#High efficiency heating plants	0		9/3	
#Efficient AC added/replaced	0		9/3	
#Replaced thermostats	0		9/3	
#Replaced hot water heaters	0		9/3	
#Light Fixtures (indoors) replaced	0		76/3	
#Light fixtures (outdoors)	0		18/3	
#Refrigerators replaced	0		9/3	
#Clothes washers replaced	0		9/3	
#Dishwashers replaced	0		9/3	
#Low flow toilets	0		14/3	
#Low flow showerheads	0		10/3	
#Units with bus/rail access	0		9/6	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		9/6	
# of Singlefamily Units	0		9/6	

## 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	7/1	9/6	77.78
# Owner Households	0	0	0	0/0	7/1	9/6	77.78

## 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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$748,187.41
<b>Total Budget</b>	\$0.00	\$748,187.41
<b>Total Obligated</b>	\$0.00	\$743,922.41
<b>Total Funds Drawdown</b>	\$0.00	\$742,493.22
<b>Program Funds Drawdown</b>	\$0.00	\$441,913.91
<b>Program Income Drawdown</b>	\$0.00	\$300,579.31
<b>Program Income Received</b>	\$0.00	\$23,945.00
<b>Total Funds Expended</b>	\$0.00	\$748,187.41
Healthy Neighborhoods, Inc.	\$0.00	\$748,187.41
<b>Match Contributed</b>	\$0.00	\$86,000.00

**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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999. 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. The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$748,187.41.

**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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of Area Median Income and purchased homes in five different neighborhoods.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		23/28	
# of Parcels acquired voluntarily	0		23/28	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		23/28	
# of Singlefamily Units	0		23/28	

## 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	13/10	23/28	56.52
# Owner Households	0	0	0	0/0	13/10	23/28	56.52

## 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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,744,793.65
<b>Total Budget</b>	\$0.00	\$2,744,793.65
<b>Total Obligated</b>	\$0.00	\$3,124,762.52
<b>Total Funds Drawdown</b>	\$0.00	\$2,744,793.65
<b>Program Funds Drawdown</b>	\$0.00	\$2,308,834.41
<b>Program Income Drawdown</b>	\$0.00	\$435,959.24
<b>Program Income Received</b>	\$0.00	\$492,135.14
<b>Total Funds Expended</b>	(\$102,627.28)	\$2,666,474.65
St. Ambrose Housing Aid Center, Inc.	(\$102,627.28)	\$2,666,474.65
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures. There will be no more expenditures for this activity as described above.

**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:**

There was no activity to report this quarter. Activity superseded by NSP2-SA-2AH-121.

Correction: \$5,842 expenditure was moved to NSP2-SA-2AH-050 and expended in 4Q 2011. \$96,785.28 in



expenditures from 3309 Shannon moved to NSP2-SA-2AH-051.

## 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

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,800,000.00
<b>Total Budget</b>	\$0.00	\$5,800,000.00
<b>Total Obligated</b>	\$695,755.39	\$5,800,000.00
<b>Total Funds Drawdown</b>	\$332,125.19	\$5,013,920.26
<b>Program Funds Drawdown</b>	\$247,613.55	\$2,513,644.96
<b>Program Income Drawdown</b>	\$84,511.64	\$2,500,275.30
<b>Program Income Received</b>	\$9,143.47	\$3,264,350.45
<b>Total Funds Expended</b>	\$332,125.19	\$5,394,781.12
St. Ambrose Housing Aid Center, Inc.	\$332,125.19	\$5,394,781.12
<b>Match Contributed</b>	\$42,556.30	\$452,325.10

**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. Budget adjusted to \$5,800,000 from \$6,500,000 reflect anticipated reduced project costs.

**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:**

Two homes were sold this quarter in the Belair-Edison neighborhood from St. Ambrose Housing Aid Center, Inc. The homes were sold to eligible homeowners earning at or below 80% of Area Median Income. The home buyers received funds for a portion of their closing costs. St. Ambrose Housing Aid Center, Inc. completed rehabilitation on three of their final four houses in the Belair-



Edison neighborhood. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		41/140	
#Energy Star Replacement	0		244/100	
#Additional Attic/Roof Insulation	2		41/50	
#High efficiency heating plants	2		41/50	
#Efficient AC added/replaced	2		39/50	
#Replaced thermostats	2		41/50	
#Replaced hot water heaters	2		41/50	
#Light Fixtures (indoors) replaced	24		245/50	
#Light fixtures (outdoors)	4		78/50	
#Refrigerators replaced	2		41/50	
#Clothes washers replaced	2		41/50	
#Dishwashers replaced	2		41/50	
#Low flow toilets	4		65/50	
#Low flow showerheads	2		40/50	
#Units with bus/rail access	2		41/140	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		41/140	
# of Singlefamily Units	2		41/140	

## 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	27/50	41/140	65.85
# Owner Households	0	2	2	0/0	27/50	41/140	65.85

## 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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,683,681.93
<b>Total Budget</b>	\$0.00	\$2,683,681.93
<b>Total Obligated</b>	(\$44,020.51)	\$2,683,681.93
<b>Total Funds Drawdown</b>	\$0.00	\$2,683,681.93
<b>Program Funds Drawdown</b>	\$0.00	\$2,292,984.04
<b>Program Income Drawdown</b>	\$0.00	\$390,697.89
<b>Program Income Received</b>	\$0.00	\$1,480,879.94
<b>Total Funds Expended</b>	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$2,683,681.93
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures of \$2,683,681.93. There will be no more additional expenditures for this activity.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this 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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP2-3AH-120

**Project Title:**  
 Acquisition/Rehab B-120

**Projected Start Date:**  
 02/11/2010

**Projected End Date:**  
 02/10/2015

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Telesis Baltimore Corporation

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,600,000.00
<b>Total Budget</b>	\$0.00	\$6,600,000.00
<b>Total Obligated</b>	\$0.00	\$6,600,000.00
<b>Total Funds Drawdown</b>	\$2,772.33	\$6,514,371.47
<b>Program Funds Drawdown</b>	\$0.00	\$4,316,209.33
<b>Program Income Drawdown</b>	\$2,772.33	\$2,198,162.14
<b>Program Income Received</b>	\$0.00	\$4,995,134.64
<b>Total Funds Expended</b>	\$2,772.33	\$6,514,371.47
Telesis Baltimore Corporation	\$2,772.33	\$6,514,371.47
<b>Match Contributed</b>	\$0.00	\$3,702,477.80

**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:**

Telesis Baltimore Corporation has one remaining house in the final phase listed for sale, 315 E. 23rd Street. This home will be sold to eligible homeowner earning at or below 80% of the Area Median Income. Expenditures this quarter are for holding costs.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/30
#Energy Star Replacement	0	248/40
#Additional Attic/Roof Insulation	0	32/20
#High efficiency heating plants	0	32/20
#Efficient AC added/replaced	0	32/20
#Replaced thermostats	0	32/20
#Replaced hot water heaters	0	32/20
#Light Fixtures (indoors) replaced	0	312/20
#Light fixtures (outdoors)	0	62/20
#Refrigerators replaced	0	32/20
#Clothes washers replaced	0	32/20
#Dishwashers replaced	0	32/20
#Low flow toilets	0	87/20
#Low flow showerheads	0	62/20
#Units with bus/rail access	0	31/30
#Units exceeding Energy Star	0	31/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/30
# of Singlefamily Units	0	32/30

## 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	6/0	32/30	18.75
# Owner Households	0	0	0	0/0	6/0	32/30	18.75

## 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	



**Project # / Title: NSP2-5FM / Financing Mechanisms A**

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

<b>Activity Category:</b> Homeownership Assistance to low- and moderate-income	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NSP2-5FM	<b>Project Title:</b> Financing Mechanisms A
<b>Projected Start Date:</b> 02/11/2010	<b>Projected End Date:</b> 02/11/2015
<b>Benefit Type:</b> Direct Benefit (Households)	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> Healthy Neighborhoods, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$75,000.00
<b>Total Budget</b>	\$0.00	\$75,000.00
<b>Total Obligated</b>	\$0.00	\$75,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$75,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$37,939.43
<b>Program Income Drawdown</b>	\$0.00	\$37,060.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
<b>Match Contributed</b>	\$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:

There was no activity to report this quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25
# of Singlefamily 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	3/10	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: Healthy Neighborhoods Inc.**

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

**April 1, 2015 thru June 30, 2015 Performance Report**

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

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Healthy Neighborhoods Inc.

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

**Grant Award Amount:**  
\$26,092,880.00

**Grant Status:**  
Active

**QPR Contact:**  
Matthew Bartolini

**LOCCS Authorized Amount:**  
\$26,092,880.00

**Estimated PI/RL Funds:**  
\$25,000,000.00

**Total Budget:**  
\$51,092,880.00

## 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 will 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 eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will 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. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. 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 and the French Development Company also will be in the same areas and developing five houses. 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. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. 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 "as is" 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 "in 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 five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 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.

Five units of rental housing are being developed in the Reservoir Hill community. Financing will be secured to the property with covenants to maintain affordability for 90 years with occupancy by eligible NSP2 households earning at or below 50% of Area Median Income.

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 nine 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. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women's Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will 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 11 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 homes for sale to individuals or families at or below 120% AMI using \$5,600,000 of NSP2 funds and earned sales proceeds primarily in the Reservoir Hill community. 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 Women's Housing Coalition, Inc. is developing five units of permanent rental housing in the Reservoir Hill neighborhood for women and children with household incomes at or below 50% of AMI. The historic house and carriage house is being renovated with \$1,625,000 of NSP2 funds. Created in 1979, the Women's Housing Coalition provides homeless women and children with a range of housing options and opportunities in order to maximize their chances of future independence and self-sufficiency.

The French Development Company, Inc. is developing five houses primarily in the Patterson Park neighborhood for sale to individuals or families at or below 120% AMI using \$528,000 of NSP2 funds. The French Development Company has been a producer of affordable and market rate housing since 1982. The company also has provided development consulting for numerous nonprofit organizations and developed projects utilizing federal and state subsidies.

Govans Ecumenical Development Corporation (GEDCO) is acquiring and rehabilitating five houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$880,000 for homeowners at or below 120% of AMI. Incorporated in 1991, GEDCO is a developer and manager of housing and supportive services for approximately 500 individuals including low income seniors and older adults with disabilities, homeless individuals, and individuals affected by AIDS and chronic mental illness.

Community Solutions, LLC is buying and rehabilitating one house in the Coldstream Homestead Montebello neighborhood for a homeowner at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.

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](http://www.healthyneighborhoods.org)

Attention: Pia Heslip, Compliance Officer – NSP2

Telephone: 410.332.0387, ext. 157

[pheslip@healthyneighborhoods.org](mailto:pheslip@healthyneighborhoods.org)

Designee: Matthew Bartolini, Compliance Officer - NSP2

Telephone: 410.332.0387, ext. 158

[mbartolini@healthyneighborhoods.org](mailto:mbartolini@healthyneighborhoods.org)



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,923,954.38
Total Budget	(\$834,017.74)	\$47,923,954.38
Total Obligated	\$273,988.71	\$46,162,954.38
Total Funds Drawdown	\$679,567.27	\$43,401,314.06
Program Funds Drawdown	\$338,345.20	\$26,092,880.00
Program Income Drawdown	\$341,222.07	\$17,308,434.06
Program Income Received	\$1,971,105.52	\$19,396,259.87
Total Funds Expended	\$679,567.27	\$43,633,207.06
Match Contributed	\$75,345.00	\$4,732,147.90

## 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	\$4,732,147.90
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$3,300,571.08
Limit on State Admin	\$0.00	\$3,300,571.08

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$3,517,880.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$12,597,012.71

## Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through June 30, 2015 a total of program funds and program income of \$43,394,199.15. Proceeds from houses sold since inception of the program total \$19,240,772.53. The proceeds of sales were used to continue the program. A total of \$679,567.27 was expended during the quarter.

During April, May and June of 2015, seven homes were sold to eligible homeowners. From the beginning of the program, a total of 150 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods. An additional 31 home buyers have bought vacant or foreclosed homes for their primary residence in six different neighborhoods through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. The Direct Purchase Program has expended all of its allocation under the Neighborhood Stabilization Program 2. No new funds will be allocated.



Telesis Baltimore Corporation has one remaining home for sale in its final phase of 15 houses in the Barclay neighborhood this quarter.

St. Ambrose Housing Aid Center, Inc. completed rehabilitation on their final house at 606 E. 37th Street in the Better Waverly neighborhood this quarter and this house is currently under contract with a buyer earning less than 50% of Area Median Income. St. Ambrose sold two houses at 4208 Shamrock Avenue and 4038 Lyndale Avenue to buyers earning less than 120% area median income and one house at 3614 Chestefield Avenue to a buyer earning less than 50% AMI in the Belair Edison neighborhood. Their final remaining house at 3204 Lake Avenue in the Belair Edison neighborhoods will be sold to an eligible homeowner earning at or below 120% of Area Median Income.

In the Reservoir Hill community, Druid Heights Community Development Corporation, is working on the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added to the development due to availability in funding from the State of Maryland. One acquisition settled this quarter and there is one pending settlement which is expected to close in the third quarter of 2015. The general contractor for the eight houses on Callow Avenue was awarded to Urban Built. Construction began in May 2015 with a projected completion of all eight houses expected in December 2015. The ninth house on Callow Avenue will be bid as a separate project.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., sold their final house at 1122 East 36th Street in the Ednor Gardens neighborhood to a buyer earning at or below 120% of Area Median Income this quarter.

Community Solutions, through its subsidiary, Homework, LLC., sold their final home at 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood to a buyer earning at or below 120% of Area Median Income this quarter.

French Development Company's two completed homes at 154 N. Linwood Avenue and 135 N. Luzerne Avenue in the Patterson Park neighborhood are both under contract with eligible buyers this quarter.

Rehabilitation of its final group of two homes in Patterson Park is expected to begin in early Summer.

Habitat for Humanity of the Chesapeake, Inc. sold two of their homes at 2513 E. Jefferson Street and 414 N. Glover Street in the McElderry Park neighborhood to buyers earning less than 50% of Area Median Income this quarter. Habitat has one house at 435 N. Montford currently under contract with a buyer earning less than 50% of Area Median Income this quarter. There are two remaining houses for sale at 2517 E. Jefferson Street and 405 N. Glover Street in the McElderry Park neighborhood that will be sold to eligible homeowners earning at or below 50% of Area Median Income. Neighborhood Stabilization Program funds will provide the buyer funds for interest write down and closing cost assistance. Habitat has completed rehabilitation of all 41 homes purchased under NSP2.

## 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 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$31,914.57	\$3,517,880.00	\$1,628,354.64
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$7,170,713.56
NSP2-3AH-120, Acquisition/Rehab B-120	\$306,430.63	\$32,500,000.00	\$17,255,872.37
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



## Activities

**Project # / Title:** NSP2 PI Waiver / NSP2 Program Income Waiver

**Grantee Activity Number:** NSP2 PI Waiver

**Activity Title:** NSP2 Program Income Waiver

**Activity Category:**

Administration

**Project Number:**

NSP2 PI Waiver

**Projected Start Date:**

02/04/2015

**Benefit Type:**

N/A

**National Objective:**

N/A

**Program Income Account:**

NSP2 PI Waiver

**Activity Status:**

Under Way

**Project Title:**

NSP2 Program Income Waiver

**Projected End Date:**

09/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2015**

N/A

**To Date**

\$0.00

**Total Budget**

\$0.00

\$0.00

**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

Healthy Neighborhoods, Inc.

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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## Project # / Title: NSP2-1AD / Administration

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

### Overall

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2015**

N/A

**To Date**

\$3,517,880.00

**Total Budget**

\$0.00

\$3,517,880.00

**Total Obligated**

\$0.00

\$3,517,880.00

**Total Funds Drawdown**

\$58,320.45

\$3,300,571.08

**Program Funds Drawdown**

\$31,914.57

\$1,628,354.64



<b>Program Income Drawdown</b>	\$26,405.88	\$1,672,216.44
<b>Program Income Received</b>	\$125,000.00	\$126,091.94
<b>Total Funds Expended</b>	\$58,320.45	\$3,295,741.27
Healthy Neighborhoods, Inc.	\$58,320.45	\$3,295,741.27
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods' NSP2 for the coordination of the NSP2 program. Program income was received from refunds and reimbursements paid from Administrative funds.

### Location Description:

Baltimore, MD

### Activity Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through June 30, 2015 a total of program funds and program income of \$43,394,199.19. Proceeds from houses sold since inception of the program total \$19,240,772.53. The proceeds of sale were used to continue the program. A total of 677,673.31 was expended during the quarter.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### 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

---

**Project # / Title: NSP2-2AH-050 / Acquisition/Rehab B-050**

**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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$59,259.18
<b>Total Budget</b>	(\$2,371.00)	\$59,259.18
<b>Total Obligated</b>	(\$2,371.00)	\$59,259.18
<b>Total Funds Drawdown</b>	\$0.00	\$59,259.18
<b>Program Funds Drawdown</b>	\$0.00	\$43,040.18
<b>Program Income Drawdown</b>	\$0.00	\$16,219.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$59,259.18
Druid Heights Community Development Corporation,	\$0.00	\$59,259.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to acquire a foreclosed property in designated census tracts for rent to eligible households at or below 50% of area median income. The property was 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 were 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.

The property was sold to another NSP2 Development Partner, the Women's Housing Coalition, Inc. for development of five rental units for households at or below 50% of AMI.

Budget adjusted to actual expenditures of \$59,259.18. Balance was redistributed to other Acquisition and Rehab activities.

**Location Description:**

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

**Activity Progress Narrative:**

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



## 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	





<b>Grantee Activity Number:</b>	<b>NSP2-HC-2AH-050</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,778,048.67
<b>Total Budget</b>	(\$21,951.33)	\$3,778,048.67
<b>Total Obligated</b>	\$0.00	\$3,778,048.67
<b>Total Funds Drawdown</b>	\$0.00	\$3,778,048.67
<b>Program Funds Drawdown</b>	\$0.00	\$2,934,407.57
<b>Program Income Drawdown</b>	\$0.00	\$843,641.10
<b>Program Income Received</b>	\$0.00	\$1,122,351.71
<b>Total Funds Expended</b>	\$0.00	\$3,610,785.63
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,610,785.63
<b>Match Contributed</b>	\$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.

Activity budget was adjusted to \$3,778,048.67 to reflect actual expenditures. No more funds are being disbursed under this activity and has been superseded by NSP2-HC-2AH-051 as described above.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-HC-2AH-051. There will be no further expenditures for this activity.



## 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	



<b>Grantee Activity Number:</b>	<b>NSP2-HC-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**  
02/10/2010

**Projected End Date:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Habitat for Humanity of the Chesapeake, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,500,000.00
<b>Total Budget</b>	\$0.00	\$4,500,000.00
<b>Total Obligated</b>	\$110,042.40	\$4,200,000.00
<b>Total Funds Drawdown</b>	\$32,140.72	\$3,905,563.41
<b>Program Funds Drawdown</b>	\$0.00	\$1,990,315.67
<b>Program Income Drawdown</b>	\$32,140.72	\$1,915,247.74
<b>Program Income Received</b>	\$106,830.41	\$2,371,512.68
<b>Total Funds Expended</b>	\$32,140.72	\$4,172,816.26
Habitat for Humanity of the Chesapeake, Inc.	\$32,140.72	\$4,172,816.26
<b>Match Contributed</b>	\$19,500.00	\$61,500.00

**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:**

Habitat sold two of their homes at 414 North Glover and 2513 Jefferson in the McElderry Park neighborhood this quarter to buyers earning less than 50% Area Median Income. Buyers received funds for interest write down, principal write down and closing costs.

Habitat has one house at 435 N. Montford in the McElderry Park neighborhood under contract to a buyer earning less than 50% of Area Median Income. Habitat has two remaining houses



for sale in the McElderry Park neighborhood.

Matching funds of \$7,500 from the State of Maryland's Settlement Expense Loan Program (DSELP) and \$12,000 from Wells Fargo City Lift Funds assisted the buyers with closing costs and down payment.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	23/65
#Energy Star Replacement	14	138/40
#High efficiency heating plants	2	23/40
#Efficient AC added/replaced	2	23/40
#Replaced thermostats	2	23/40
#Replaced hot water heaters	2	23/40
#Light Fixtures (indoors) replaced	16	138/40
#Light fixtures (outdoors)	2	46/40
#Refrigerators replaced	2	23/40
#Clothes washers replaced	2	23/40
#Dishwashers replaced	2	23/40
#Low flow toilets	4	36/40
#Low flow showerheads	2	23/40
#Units with bus/rail access	2	23/65
#Units exceeding Energy Star	2	11/5
# ELI Households (0-30% AMI)	0	6/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	23/65

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	23/60	0/0	24/65	95.83

## 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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$144,745.00
<b>Total Budget</b>	(\$25,255.00)	\$144,745.00
<b>Total Obligated</b>	(\$24,384.84)	\$144,745.00
<b>Total Funds Drawdown</b>	\$0.00	\$144,745.00
<b>Program Funds Drawdown</b>	\$0.00	\$99,231.50
<b>Program Income Drawdown</b>	\$0.00	\$45,513.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
<b>Match Contributed</b>	\$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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 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 \$15,00 to \$25,000.

The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$144,745.

**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:**



The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Five of the homeowners had incomes at or below 50% of Area Median Income and purchased homes in five different neighborhoods.

### 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	0		6/8	
# of Singlefamily Units	0		6/8	

### Beneficiaries Performance Measures

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



<b>Grantee Activity Number:</b>	<b>NSP2-SA-2AH-050</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$70,649.00
<b>Total Budget</b>	\$5,842.00	\$70,649.00
<b>Total Obligated</b>	\$37,411.00	\$70,649.00
<b>Total Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$70,649.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$70,649.00
<b>Match Contributed</b>	\$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. This activity has been superseded by NSP2-SA-2AH-051. There will be no more expenditures for this activity.

**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:**

There was no activity to report this quarter. Activity superseded by NSP2-SA-3AH-051. There will be no further expenditures for this activity.



## 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	





<b>Grantee Activity Number:</b>	<b>NSP2-SA-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</b>

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NSP2-2AH-050	<b>Project Title:</b> Acquisition/Rehab B-050
<b>Projected Start Date:</b> 02/11/2010	<b>Projected End Date:</b> 02/11/2015
<b>Benefit Type:</b> Direct Benefit (Households)	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LH - 25% Set-Aside	<b>Responsible Organization:</b> St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$0.00	\$2,000,000.00
<b>Total Obligated</b>	\$0.00	\$2,000,000.00
<b>Total Funds Drawdown</b>	\$1,893.96	\$1,603,832.24
<b>Program Funds Drawdown</b>	\$0.00	\$881,923.16
<b>Program Income Drawdown</b>	\$1,893.96	\$721,909.08
<b>Program Income Received</b>	\$7,653.40	\$585,701.84
<b>Total Funds Expended</b>	\$1,893.96	\$1,568,313.24
St. Ambrose Housing Aid Center, Inc.	\$1,893.96	\$1,568,313.24
<b>Match Contributed</b>	\$13,000.00	\$172,000.00

**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. Activity budget was increased to \$2,000,000 to reflect anticipated increase in low-income beneficiaries for this activity.

**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:**

St. Ambrose Housing Aid Center, Inc. sold one house at 3614 Chesterfield in the Belair Edison neighborhood to a very low income buyer earning less than 30% of Area Median Income this quarter. The home buyer received funds for closing costs.



St. Ambrose Housing Aid Center, Inc. completed rehabilitation on their final house in the Better Waverly neighborhood and this house is currently under contract with a buyer earning less than 50% of Area Median Income. Matching Funds of \$13,000 of Maryland's Neighborhood Conservation Initiative assisted the buyer with principal reduction.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		11/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		11/2	
# of Singlefamily Units	1		11/2	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	11/2	0/0	11/2	100.00
# Owner Households	1	0	1	11/2	0/0	11/2	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	



<b>Grantee Activity Number:</b>	<b>NSP2-TB-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Telesis Baltimore Corporation

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total Budget</b>	\$0.00	\$400,000.00
<b>Total Obligated</b>	\$0.00	\$214,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$213,584.33
<b>Program Funds Drawdown</b>	\$0.00	\$128,366.44
<b>Program Income Drawdown</b>	\$0.00	\$85,217.89
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$213,584.33
<b>Match Contributed</b>	\$0.00	\$20,000.00

**Activity Description:**

This activity covers acquisition and rehabilitation of foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of the area median income. Telesis Baltimore has one property left for sale. This activity remains open in the event of a low-income beneficiary.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	0/0	1/2	100.00
# Owner Households	0	0	0	1/0	0/0	1/2	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	



<b>Grantee Activity Number:</b>	<b>NSP2-WH-2AR-051</b>
<b>Activity Title:</b>	<b>Acq./Rehab/Rental B</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:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Women's Housing Coalition, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,644,310.86
<b>Total Budget</b>	(\$55,689.14)	\$1,644,310.86
<b>Total Obligated</b>	(\$300.00)	\$1,644,310.86
<b>Total Funds Drawdown</b>	\$0.00	\$1,644,310.86
<b>Program Funds Drawdown</b>	\$0.00	\$1,060,191.04
<b>Program Income Drawdown</b>	\$0.00	\$584,119.82
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,644,310.86
Women's Housing Coalition, Inc.	\$0.00	\$1,644,310.86
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds are being used to acquire and rehabilitate a foreclosed and vacant property at 2408 Linden Avenue in the designated census tract 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. The Women's Housing Coalition is developing the house and former carriage house for five units of permanent housing for women and women and children. Budget adjusted to reflect actual expenditures. There will be no further expenditures for this activity.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/1



#Additional Attic/Roof Insulation	0	2/1
#High efficiency heating plants	0	2/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	6/1
#Replaced hot water heaters	0	3/1
#Light Fixtures (indoors) replaced	0	35/5
#Light fixtures (outdoors)	0	5/15
#Refrigerators replaced	0	5/4
#Clothes washers replaced	0	0/1
#Low flow toilets	0	6/5
#Low flow showerheads	0	5/5
#Units with bus/rail access	0	5/5
# ELI Households (0-30% AMI)	0	5/5

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Project # / Title: NSP2-3AH-120 / Acquisition/Rehab B-120**

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

**Activity Category:** Rehabilitation/reconstruction of residential structures  
**Activity Status:** Under Way



**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

09/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Community Solutions, LLC

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$390,000.00
<b>Total Budget</b>	\$10,000.00	\$390,000.00
<b>Total Obligated</b>	\$10,000.00	\$380,000.00
<b>Total Funds Drawdown</b>	\$17,476.88	\$375,568.89
<b>Program Funds Drawdown</b>	\$317.60	\$27,264.09
<b>Program Income Drawdown</b>	\$17,159.28	\$348,304.80
<b>Program Income Received</b>	\$131,657.26	\$133,561.82
<b>Total Funds Expended</b>	\$17,476.88	\$310,142.64
Community Solutions, LLC	\$17,476.88	\$310,142.64
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

Closing cost assistance of \$5,000 is available to an eligible home buyer for the NSP2 property developed by Community Solutions, LLC through its subsidiary Homework, LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Activity budget was increased to \$390,000 to reflect anticipated increase in renovation and closing costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906.

**Activity Progress Narrative:**

Community Solutions sold their final house at 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood to a home buyer earning less than 80% of Area Median Income.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		1/1
#Energy Star Replacement		8		8/2
#Additional Attic/Roof Insulation		1		1/1
#High efficiency heating plants		1		1/1
#Efficient AC added/replaced		1		1/1
#Replaced thermostats		1		1/1
#Replaced hot water heaters		1		1/1
#Light Fixtures (indoors) replaced		10		10/4
#Light fixtures (outdoors)		2		2/2
#Refrigerators replaced		1		1/1
#Clothes washers replaced		1		1/1
#Dishwashers replaced		1		1/1
#Low flow toilets		2		2/1
#Low flow showerheads		1		1/1
#Units with bus/rail access		1		1/1
#Sites re-used		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

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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,631,602.01
<b>Total Budget</b>	(\$43,397.99)	\$1,631,602.01
<b>Total Obligated</b>	(\$43,397.99)	\$1,631,602.01
<b>Total Funds Drawdown</b>	\$0.00	\$1,631,602.01
<b>Program Funds Drawdown</b>	\$0.00	\$1,166,205.41
<b>Program Income Drawdown</b>	\$0.00	\$465,396.60
<b>Program Income Received</b>	\$0.00	\$173,161.07
<b>Total Funds Expended</b>	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation,	\$0.00	\$1,623,617.01
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures of \$1,631,602.01.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-DH-3AH-121. There will be no further expenditures for this activity.



## 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	



<b>Grantee Activity Number:</b>	<b>NSP2-DH-3AH-121</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab b</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:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Druid Heights Community Development Corporation,

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,770,000.00
<b>Total Budget</b>	\$0.00	\$6,770,000.00
<b>Total Obligated</b>	\$800,000.00	\$6,300,000.00
<b>Total Funds Drawdown</b>	\$273,002.06	\$5,055,234.12
<b>Program Funds Drawdown</b>	\$86,624.70	\$2,459,984.88
<b>Program Income Drawdown</b>	\$186,377.36	\$2,595,249.24
<b>Program Income Received</b>	\$96,360.23	\$2,610,324.75
<b>Total Funds Expended</b>	\$273,002.06	\$5,055,234.13
Druid Heights Community Development Corporation,	\$273,002.06	\$5,055,234.13
<b>Match Contributed</b>	\$0.00	\$161,000.00

**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 is working on the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added due to availability in funding from the State of Maryland. Acquisition was completed on the 8th property this quarter. Settlements on the final property should occur next quarter. The general contractor for the eight houses on Callow Avenue was awarded to Urban Built.



Construction began in May 2015 with a projected completion of all eight houses expected in December 2015. The ninth house on Callow Avenue will be bid as a separate project. Upon completion, the homes will be sold to eligible households earning at or below 120% of the Area Median Income.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		12/15	
#Energy Star Replacement	0		84/20	
#Additional Attic/Roof Insulation	0		12/10	
#High efficiency heating plants	0		12/10	
#Efficient AC added/replaced	0		12/10	
#Replaced thermostats	0		13/10	
#Replaced hot water heaters	0		13/10	
#Light Fixtures (indoors) replaced	0		108/10	
#Light fixtures (outdoors)	0		23/10	
#Refrigerators replaced	0		13/10	
#Clothes washers replaced	0		13/10	
#Dishwashers replaced	0		13/10	
#Low flow toilets	0		30/10	
#Low flow showerheads	0		22/10	
#Units with bus/rail access	0		13/15	
#Units exceeding Energy Star	0		9/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/15	
# of Singlefamily Units	0		13/15	

## 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	3/0	12/15	25.00
# Owner Households	0	0	0	0/0	3/0	12/15	25.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,952.50
<b>Total Budget</b>	\$0.00	\$10,952.50
<b>Total Obligated</b>	\$0.00	\$10,952.50
<b>Total Funds Drawdown</b>	\$0.00	\$10,952.50
<b>Program Funds Drawdown</b>	\$0.00	\$1,065.00
<b>Program Income Drawdown</b>	\$0.00	\$9,887.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$10,952.50
Druid Heights Community Development Corporation,	\$0.00	\$10,952.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to determine the feasibility of acquiring and rehabilitating a foreclosed property in designated census tracts for Reservoir Hill for rent to eligible households at or below 120% of area median income. The offer to the lender was rejected and the project cancelled.

**Location Description:**

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

**Activity Progress Narrative:**

The proposed project was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

French Development Company

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,375,000.00
<b>Total Budget</b>	\$495,000.00	\$1,375,000.00
<b>Total Obligated</b>	\$0.00	\$880,000.00
<b>Total Funds Drawdown</b>	\$93,203.19	\$759,731.22
<b>Program Funds Drawdown</b>	\$66,297.24	\$135,688.92
<b>Program Income Drawdown</b>	\$26,905.95	\$624,042.30
<b>Program Income Received</b>	\$726,094.78	\$726,295.11
<b>Total Funds Expended</b>	\$93,203.19	\$759,731.22
French Development Company	\$93,203.19	\$759,731.22
<b>Match Contributed</b>	\$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 the French Development Company through its subsidiary, Patterson Park Development LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Budget adjusted to \$1,375,000 to reflect anticipated increase in renovation costs.

**Location Description:**

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

**Activity Progress Narrative:**

French Development Company's two completed homes at 154 N. Linwood Avenue and 135 N. Luzerne Avenue in the Patterson Park neighborhood are both under contract with eligible buyers this quarter.

Rehabilitation of its final group of two homes in Patterson Park is expected to begin in early Summer.

Bids are expected to be released next quarter and construction to begin this summer on





French Development's other properties at 151 N. Lakewood and 211 N. Milton in Patterson Park. Once completed, these houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/5	
#Energy Star Replacement	0		0/15	
#Additional Attic/Roof Insulation	0		0/5	
#High efficiency heating plants	0		0/5	
#Efficient AC added/replaced	0		0/5	
#Replaced thermostats	0		0/5	
#Replaced hot water heaters	0		0/5	
#Light Fixtures (indoors) replaced	0		0/25	
#Light fixtures (outdoors)	0		0/10	
#Refrigerators replaced	0		0/5	
#Clothes washers replaced	0		0/5	
#Dishwashers replaced	0		0/5	
#Low flow toilets	0		0/8	
#Low flow showerheads	0		0/5	
#Units with bus/rail access	0		0/5	
#Sites re-used	0		0/5	

	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 Households	0	0	0	0/0	0/5	0/5	0	0
# Owner Households	0	0	0	0/0	0/5	0/5	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	





<b>Grantee Activity Number:</b>	<b>NSP2-GE-3AH-121</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Govans Ecumenical Development Corporation

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,150,000.00
<b>Total Budget</b>	(\$75,000.00)	\$1,150,000.00
<b>Total Obligated</b>	(\$50,000.00)	\$1,150,000.00
<b>Total Funds Drawdown</b>	\$8,001.90	\$1,147,978.43
<b>Program Funds Drawdown</b>	\$7,069.40	\$277,952.92
<b>Program Income Drawdown</b>	\$932.50	\$870,025.51
<b>Program Income Received</b>	\$255,487.46	\$470,006.90
<b>Total Funds Expended</b>	\$8,001.90	\$1,147,978.43
Govans Ecumenical Development Corporation	\$8,001.90	\$1,147,978.43
<b>Match Contributed</b>	\$15,600.00	\$43,600.00

**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 the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, 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. Budget adjusted to \$1,150,000 to reflect anticipated reduction in renovation costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906

**Activity Progress Narrative:**

Govans Ecumenical Development Corporation sold it's final house at 1122 East 36th Street in the Ednor Gardens neighborhood to a buyer earning less than 120% of Area Median Income this quarter. Matching Funds of \$15,600 of Maryland's Neighborhood Conservation Initiative assisted the buyer with principal reduction.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		4/5	
#Energy Star Replacement	8		32/15	
#Additional Attic/Roof Insulation	1		4/5	
#High efficiency heating plants	1		4/5	
#Efficient AC added/replaced	1		4/5	
#Replaced thermostats	1		4/5	
#Replaced hot water heaters	1		4/5	
#Light Fixtures (indoors) replaced	12		40/25	
#Light fixtures (outdoors)	2		8/10	
#Refrigerators replaced	1		4/5	
#Clothes washers replaced	1		4/5	
#Dishwashers replaced	1		4/5	
#Low flow toilets	2		8/7	
#Low flow showerheads	1		4/5	
#Units with bus/rail access	1		4/5	
#Sites re-used	1		4/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		4/5	
# of Singlefamily Units	1		4/5	

## 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	0/5	4/5	0.00
# Owner Households	0	0	1	0/0	0/5	4/5	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-HC-3AH-120**  
**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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$298,380.10
<b>Total Budget</b>	(\$1,619.90)	\$298,380.10
<b>Total Obligated</b>	\$106,228.94	\$298,380.10
<b>Total Funds Drawdown</b>	\$0.00	\$235,841.41
<b>Program Funds Drawdown</b>	\$0.00	\$229,641.54
<b>Program Income Drawdown</b>	\$0.00	\$6,199.87
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
<b>Match Contributed</b>	\$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. Budget adjusted to reflect actual expenditures for this activity of \$298,380.10.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-HC-3AH-121. There will be no further expenditures for this activity.



## Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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 Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP2-HC-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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,531,464.07
<b>Total Budget</b>	\$6,464.07	\$1,531,464.07
<b>Total Obligated</b>	\$6,464.07	\$1,531,464.07
<b>Total Funds Drawdown</b>	\$0.00	\$1,531,464.07
<b>Program Funds Drawdown</b>	\$0.00	\$938,361.27
<b>Program Income Drawdown</b>	\$0.00	\$593,102.80
<b>Program Income Received</b>	\$0.00	\$298,784.90
<b>Total Funds Expended</b>	\$0.00	\$1,368,941.57
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,368,941.57
<b>Match Contributed</b>	\$0.00	\$6,000.00

**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. Budget increased slightly to match drawdown.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/6
#Energy Star Replacement	0	55/6
#Additional Attic/Roof Insulation	0	9/3
#High efficiency heating plants	0	9/3
#Efficient AC added/replaced	0	9/3
#Replaced thermostats	0	9/3
#Replaced hot water heaters	0	9/3
#Light Fixtures (indoors) replaced	0	76/3
#Light fixtures (outdoors)	0	18/3
#Refrigerators replaced	0	9/3
#Clothes washers replaced	0	9/3
#Dishwashers replaced	0	9/3
#Low flow toilets	0	14/3
#Low flow showerheads	0	10/3
#Units with bus/rail access	0	9/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/6
# of Singlefamily Units	0	9/6

## 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	7/1	9/6	77.78
# Owner Households	0	0	0	0/0	7/1	9/6	77.78

## 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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$748,187.41
<b>Total Budget</b>	(\$1,812.59)	\$748,187.41
<b>Total Obligated</b>	\$4,265.00	\$748,187.41
<b>Total Funds Drawdown</b>	\$0.00	\$742,493.22
<b>Program Funds Drawdown</b>	\$0.00	\$441,913.91
<b>Program Income Drawdown</b>	\$0.00	\$300,579.31
<b>Program Income Received</b>	\$16,041.03	\$39,986.03
<b>Total Funds Expended</b>	\$0.00	\$748,187.41
Healthy Neighborhoods, Inc.	\$0.00	\$748,187.41
<b>Match Contributed</b>	\$0.00	\$86,000.00

**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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999. 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. The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$748,187.41.

**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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of Area Median



Income and purchased homes in five different neighborhoods.  
 Recaptured funds for buyer who sold NSP2 home purchased under Direct Purchase Program before affordability period ended and reported as \$16,041.03 program income this quarter.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		23/28	
# of Parcels acquired voluntarily	0		23/28	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		23/28	
# of Singlefamily Units	0		23/28	

### 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	13/10	23/28	56.52
# Owner Households	0	0	0	0/0	13/10	23/28	56.52

### 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	



<b>Grantee Activity Number:</b>	<b>NSP2-SA-3AH-120</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,744,793.65
<b>Total Budget</b>	(\$380,206.35)	\$2,744,793.65
<b>Total Obligated</b>	(\$379,968.87)	\$2,744,793.65
<b>Total Funds Drawdown</b>	\$0.00	\$2,744,793.65
<b>Program Funds Drawdown</b>	\$0.00	\$2,308,834.41
<b>Program Income Drawdown</b>	\$0.00	\$435,959.24
<b>Program Income Received</b>	\$0.00	\$492,135.14
<b>Total Funds Expended</b>	\$0.00	\$2,666,474.65
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$2,666,474.65
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures. There will be no more expenditures for this activity as described above.

**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:**

There was no activity to report this quarter. Activity superseded by NSP2-TB-3AH-121. There will be no further expenditures for this activity.



## 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	

<b>Grantee Activity Number:</b>	<b>NSP2-SA-3AH-121</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,800,000.00
<b>Total Budget</b>	(\$700,000.00)	\$5,800,000.00
<b>Total Obligated</b>	(\$300,000.00)	\$5,500,000.00
<b>Total Funds Drawdown</b>	\$179,242.73	\$5,193,162.99
<b>Program Funds Drawdown</b>	\$146,121.69	\$2,659,766.65
<b>Program Income Drawdown</b>	\$33,121.04	\$2,533,396.34
<b>Program Income Received</b>	\$504,080.95	\$3,768,431.40
<b>Total Funds Expended</b>	\$179,242.73	\$5,574,023.85
St. Ambrose Housing Aid Center, Inc.	\$179,242.73	\$5,574,023.85
<b>Match Contributed</b>	\$27,245.00	\$479,570.10

**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. Budget adjusted to \$5,800,000 from \$6,500,000 reflect anticipated reduced project costs.

**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:**

Two homes were sold this quarter in the Belair-Edison neighborhood from St. Ambrose Housing Aid Center, Inc. The homes were sold to eligible homeowners earning at or below 120% of Area Median Income. The home buyers received funds for a portion of their closing costs.



St. Ambrose has one remaining unsold house that will be sold to eligible homeowners earning at or below 120% of Area Median Income. Matching funds of \$10,000 of Baltimore City's Vacant to Value program and \$17,245 of Maryland's Neighborhood Conservation Initiative assisted the buyer with closing costs and principal reduction.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		43/140	
#Energy Star Replacement	12		256/100	
#Additional Attic/Roof Insulation	2		43/50	
#High efficiency heating plants	2		43/50	
#Efficient AC added/replaced	2		41/50	
#Replaced thermostats	2		43/50	
#Replaced hot water heaters	2		43/50	
#Light Fixtures (indoors) replaced	16		261/50	
#Light fixtures (outdoors)	2		80/50	
#Refrigerators replaced	2		43/50	
#Clothes washers replaced	2		43/50	
#Dishwashers replaced	2		43/50	
#Low flow toilets	4		69/50	
#Low flow showerheads	2		42/50	
#Units with bus/rail access	2		43/140	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		43/140	
# of Singlefamily Units	2		43/140	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	2	0/0	27/50	43/140	62.79
# Owner Households	0	0	2	0/0	27/50	43/140	62.79

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 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:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,683,681.93
<b>Total Budget</b>	(\$44,020.51)	\$2,683,681.93
<b>Total Obligated</b>	\$0.00	\$2,683,681.93
<b>Total Funds Drawdown</b>	\$0.00	\$2,683,681.93
<b>Program Funds Drawdown</b>	\$0.00	\$2,292,984.04
<b>Program Income Drawdown</b>	\$0.00	\$390,697.89
<b>Program Income Received</b>	\$0.00	\$1,480,879.94
<b>Total Funds Expended</b>	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$2,683,681.93
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures of \$2,683,681.93. There will be no more additional expenditures for this activity.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-TB-3AH-121. There will be no further expenditures for this activity.





## 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:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

Overall	Apr 1 thru Jun 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,600,000.00
<b>Total Budget</b>	\$0.00	\$6,600,000.00
<b>Total Obligated</b>	\$0.00	\$6,600,000.00
<b>Total Funds Drawdown</b>	\$16,285.38	\$6,530,656.85
<b>Program Funds Drawdown</b>	\$0.00	\$4,316,209.33
<b>Program Income Drawdown</b>	\$16,285.38	\$2,214,447.52
<b>Program Income Received</b>	\$1,900.00	\$4,997,034.64
<b>Total Funds Expended</b>	\$16,285.38	\$6,530,656.85
Telesis Baltimore Corporation	\$16,285.38	\$6,530,656.85
<b>Match Contributed</b>	\$0.00	\$3,702,477.80

**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:**

Telesis Baltimore Corporation has one remaining house in the final phase listed for sale, 315 E. 23rd Street in the Barclay neighborhood. This home will be sold to eligible homeowner earning at or below 80% of the Area Median Income. Expenditures this quarter are for holding costs.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/30
#Energy Star Replacement	0	248/40
#Additional Attic/Roof Insulation	0	32/20
#High efficiency heating plants	0	32/20
#Efficient AC added/replaced	0	32/20
#Replaced thermostats	0	32/20
#Replaced hot water heaters	0	32/20
#Light Fixtures (indoors) replaced	0	312/20
#Light fixtures (outdoors)	0	62/20
#Refrigerators replaced	0	32/20
#Clothes washers replaced	0	32/20
#Dishwashers replaced	0	32/20
#Low flow toilets	0	87/20
#Low flow showerheads	0	62/20
#Units with bus/rail access	0	31/30
#Units exceeding Energy Star	0	31/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/30
# of Singlefamily Units	0	32/30

## 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	6/0	32/30	18.75
# Owner Households	0	0	0	0/0	6/0	32/30	18.75

## 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	

**Project # / Title: NSP2-5FM / Financing Mechanisms A**

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

<b>Activity Category:</b> Homeownership Assistance to low- and moderate-income	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NSP2-5FM	<b>Project Title:</b> Financing Mechanisms A
<b>Projected Start Date:</b> 02/11/2010	<b>Projected End Date:</b> 02/11/2015
<b>Benefit Type:</b> Direct Benefit (Households)	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> Healthy Neighborhoods, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$75,000.00
<b>Total Budget</b>	\$0.00	\$75,000.00
<b>Total Obligated</b>	\$0.00	\$75,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$75,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$37,939.43
<b>Program Income Drawdown</b>	\$0.00	\$37,060.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
<b>Match Contributed</b>	\$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:

There was no activity to report this quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25
# of Singlefamily 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	3/10	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	

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**Grantee: Healthy Neighborhoods Inc.**

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

**January 1, 2015 thru March 31, 2015 Performance Report**

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**Grant Number:**

B-09-CN-MD-0011

**Obligation Date:****Award Date:**

02/11/2010

**Grantee Name:**

Healthy Neighborhoods Inc.

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$26,092,880.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$26,092,880.00

**Estimated PI/RL Funds:**

\$25,000,000.00

**Total Budget:**

\$51,092,880.00

## 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 will 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 eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will 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. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. 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 and the French Development Company also will be in the same areas and developing five houses. 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. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. 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 five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 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.

Five units of rental housing are being developed in the Reservoir Hill community. Financing will be secured to the property with covenants to maintain affordability for 90 years with occupancy by eligible NSP2 households earning at or below 50% of Area Median Income.

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 nine 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. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women's Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will 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 11 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 homes for sale to individuals or families at or below 120% AMI using \$5,600,000 of NSP2 funds and earned sales proceeds primarily in the Reservoir Hill community. 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 Women's Housing Coalition, Inc. is developing five units of permanent rental housing in the Reservoir Hill neighborhood for women and children with household incomes at or below 50% of AMI. The historic house and carriage house is being renovated with \$1,625,000 of NSP2 funds. Created in 1979, the Women's Housing Coalition provides homeless women and children with a range of housing options and opportunities in order to maximize their chances of future independence and self-sufficiency.

The French Development Company, Inc. is developing five houses primarily in the Patterson Park neighborhood for sale to individuals or families at or below 120% AMI using \$528,000 of NSP2 funds. The French Development Company has been a producer of affordable and market rate housing since 1982. The company also has provided development consulting for numerous nonprofit organizations and developed projects utilizing federal and state subsidies.

Govans Ecumenical Development Corporation (GEDCO) is acquiring and rehabilitating five houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$880,000 for homeowners at or below 120% of AMI. Incorporated in 1991, GEDCO is a developer and manager of housing and supportive services for approximately 500 individuals including low income seniors and older adults with disabilities, homeless individuals, and individuals affected by AIDS and chronic mental illness.

Community Solutions, LLC is buying and rehabilitating one house in the Coldstream Homestead Montebello neighborhood for a homeowner at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.



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:

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 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  
 ,

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$48,757,972.12
<b>Total Budget</b>	(\$257,541.00)	\$48,757,972.12
<b>Total Obligated</b>	\$419,853.41	\$45,888,965.67
<b>Total Funds Drawdown</b>	\$865,946.04	\$42,446,558.02
<b>Program Funds Drawdown</b>	\$342,910.07	\$25,754,534.80
<b>Program Income Drawdown</b>	\$523,035.97	\$16,692,023.22
<b>Program Income Received</b>	\$212,125.51	\$17,524,984.85
<b>Total Funds Expended</b>	\$865,946.04	\$42,651,099.63
<b>Match Contributed</b>	\$42,556.30	\$4,656,802.90

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$4,656,802.90
<b>Limit on Public Services</b>	\$3,913,932.00	\$0.00
<b>Limit on Admin/Planning</b>	\$2,609,288.00	\$3,242,250.63
<b>Limit on State Admin</b>	\$0.00	\$3,242,250.63

**Progress Toward Activity Type Targets**

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$2,609,288.00	\$3,517,880.00

**Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$6,523,220.00	\$12,696,437.18



## Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through March 31, 2015 a total of program funds and program income of \$42,716,525.84. Proceeds from houses sold since inception of the program total \$17,524,984.85. The proceeds of sale were used to continue the program. A total of \$865,946.04 was expended during the quarter.

During January, February, and March of 2015, two homes were sold to eligible homeowners. From the beginning of the program, a total of 143 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

An additional 31 home buyers have bought vacant or foreclosed homes for their primary residence in six different neighborhoods through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. The Direct Purchase Program has expended all of its allocation under the Neighborhood Stabilization Program 2. No new funds will be allocated.

Telesis Baltimore Corporation has one remaining home for sale in its final phase of 15 houses in the Barclay neighborhood this quarter.

St. Ambrose Housing Aid Center, Inc. completed rehabilitation on three of its last group of four houses in the Belair-Edison neighborhood. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

In the Reservoir Hill community, Druid Heights Community Development Corporation, is working on the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added to the development due to availability in funding from the State of Maryland. One acquisition settled this quarter and there are two pending settlements which are expected to close in the second quarter of 2015. Request for bids for general contractors was advertised this quarter and construction is expected to begin in the Spring.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., completed rehabilitation on its final house at 1122 East 36th Street in the Ednor Gardens neighborhood. The house is currently under contract to a homeowner earning at or below 120% of Area Median Income. Rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was completed in the 4th quarter 2014 and is currently on the market. The home will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development Company completed rehabilitation on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. The homes are currently on the market and will be sold to eligible homeowners earning at or below 120% of Area Median Income. Rehabilitation of its final group of two homes in Patterson Park is expected to begin in early Summer.

Habitat for Humanity of the Chesapeake, Inc. two homes under contract in the McElderry Park neighborhood. There are three houses left for sale to eligible homeowners earning at or below 50% of Area Median Income.

Neighborhood Stabilization Program funds will provide the buyer funds for interest write down and closing cost assistance. Habitat has completed rehabilitation of all 41 homes purchased under NSP2.

## 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 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$48,408.68	\$3,517,880.00	\$1,596,440.07
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$7,170,713.56
NSP2-3AH-120, Acquisition/Rehab B-120	\$294,501.39	\$32,500,000.00	\$16,949,441.74
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



## Activities

**Project # / Title:** NSP2 PI Waiver / NSP2 Program Income Waiver

**Grantee Activity Number:** NSP2 PI Waiver

**Activity Title:** NSP2 Program Income Waiver

**Activity Category:**

Administration

**Project Number:**

NSP2 PI Waiver

**Projected Start Date:**

02/04/2015

**Benefit Type:**

N/A

**National Objective:**

N/A

**Program Income Account:**

NSP2 PI Waiver

**Activity Status:**

Under Way

**Project Title:**

NSP2 Program Income Waiver

**Projected End Date:**

09/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2015**

**To Date**

N/A

\$0.00

**Total Budget**

\$0.00

\$0.00

**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**

\$112,073.97

\$555,878.90

**Total Funds Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**



## 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

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## Project # / Title: NSP2-1AD / Administration

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2015**

**To Date**

N/A

\$3,517,880.00

**Total Budget**

\$0.00

\$3,517,880.00

**Total Obligated**

\$0.00

\$3,517,880.00

**Total Funds Drawdown**

\$121,351.08

\$3,242,250.63

**Program Funds Drawdown**

\$48,408.68

\$1,596,440.07



<b>Program Income Drawdown</b>	\$72,942.40	\$1,645,810.56
<b>Program Income Received</b>	\$0.00	\$1,091.94
<b>Total Funds Expended</b>	\$121,351.08	\$3,237,420.82
Healthy Neighborhoods, Inc.	\$121,351.08	\$3,237,420.82
<b>Match Contributed</b>	\$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 Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through March 31, 2015 a total of program funds and program income of \$42,716,525.84. Proceeds from houses sold since inception of the program total \$17,524,984.85. The proceeds of sale were used to continue the program. A total of \$865,946.04 was expended during the 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	

**Project # / Title: NSP2-2AH-050 / Acquisition/Rehab B-050**

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

**Activity Category:** \_\_\_\_\_ **Activity Status:** \_\_\_\_\_



Rehabilitation/reconstruction of residential structures

Completed

**Project Number:**

NSP2-2AH-050

**Project Title:**

Acquisition/Rehab B-050

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2015

**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	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$61,630.18
<b>Total Budget</b>	\$0.00	\$61,630.18
<b>Total Obligated</b>	\$0.00	\$61,630.18
<b>Total Funds Drawdown</b>	\$0.00	\$59,259.18
<b>Program Funds Drawdown</b>	\$0.00	\$43,040.18
<b>Program Income Drawdown</b>	\$0.00	\$16,219.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$59,259.18
Druid Heights Community Development Corporation, Inc.	\$0.00	\$59,259.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to acquire a foreclosed property in designated census tracts for rent to eligible households at or below 50% of area median income. The property was 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 were 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.

The property was sold to another NSP2 Development Partner, the Women's Housing Coalition, Inc. for development of five rental units for households at or below 50% of AMI.

**Location Description:**

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

**Activity Progress Narrative:**

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



## 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-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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,800,000.00
<b>Total Budget</b>	(\$784,541.00)	\$3,800,000.00
<b>Total Obligated</b>	(\$806,492.33)	\$3,778,048.67
<b>Total Funds Drawdown</b>	\$0.00	\$3,778,048.67
<b>Program Funds Drawdown</b>	\$0.00	\$2,934,407.57
<b>Program Income Drawdown</b>	\$0.00	\$843,641.10
<b>Program Income Received</b>	\$0.00	\$1,122,351.71
<b>Total Funds Expended</b>	\$0.00	\$3,610,785.63
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,610,785.63
<b>Match Contributed</b>	\$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.

Activity budget was decreased to \$3,800,000 and total obligation was changed to actual amount of \$3,778,048.67. No more funds are being disbursed under this activity and has been superseded by NSP2-HC-2AH-051 as described above.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.



## 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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,500,000.00
<b>Total Budget</b>	\$0.00	\$4,500,000.00
<b>Total Obligated</b>	\$0.00	\$4,089,957.60
<b>Total Funds Drawdown</b>	\$0.00	\$3,873,422.69
<b>Program Funds Drawdown</b>	\$0.00	\$1,990,315.67
<b>Program Income Drawdown</b>	\$0.00	\$1,883,107.02
<b>Program Income Received</b>	\$0.00	\$2,264,682.27
<b>Total Funds Expended</b>	\$0.00	\$4,140,675.54
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$4,140,675.54
<b>Match Contributed</b>	\$0.00	\$42,000.00

**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:**

Habitat has buyers under contract for two of its homes in the McElderry Park neighborhood, 414 North Glover and 2513 Jefferson. Once these homes close, Habitat will have three houses left for sale.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/65
#Energy Star Replacement Windows	0	124/40
#High efficiency heating plants	0	21/40
#Efficient AC added/replaced	0	21/40
#Replaced thermostats	0	21/40
#Replaced hot water heaters	0	21/40
#Light Fixtures (indoors) replaced	0	122/40
#Light fixtures (outdoors) replaced	0	44/40
#Refrigerators replaced	0	21/40
#Clothes washers replaced	0	21/40
#Dishwashers replaced	0	21/40
#Low flow toilets	0	32/40
#Low flow showerheads	0	21/40
#Units with bus/rail access	0	21/65
#Units exceeding Energy Star	0	9/5
# ELI Households (0-30% AMI)	0	6/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/65

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	0	0	0	21/60	0/0	22/65 95.45

## 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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$170,000.00
<b>Total Budget</b>	\$0.00	\$170,000.00
<b>Total Obligated</b>	\$0.00	\$169,129.84
<b>Total Funds Drawdown</b>	\$0.00	\$144,745.00
<b>Program Funds Drawdown</b>	\$0.00	\$99,231.50
<b>Program Income Drawdown</b>	\$0.00	\$45,513.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
<b>Match Contributed</b>	\$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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Five of the homeowners had incomes at or below 50% of Area Median Income and purchased homes in five different neighborhoods.



## 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	0	6/8
# of Singlefamily Units	0	6/8

## Beneficiaries Performance Measures

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

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$64,807.00
<b>Total Budget</b>	\$0.00	\$64,807.00
<b>Total Obligated</b>	\$0.00	\$33,238.00
<b>Total Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$64,807.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$64,807.00
<b>Match Contributed</b>	\$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:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$500,000.00	\$2,000,000.00
<b>Total Obligated</b>	\$500,000.00	\$2,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,534,896.83
<b>Program Funds Drawdown</b>	\$0.00	\$881,923.16
<b>Program Income Drawdown</b>	\$0.00	\$652,973.67
<b>Program Income Received</b>	\$0.00	\$578,048.44
<b>Total Funds Expended</b>	\$0.00	\$1,167,093.84
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$1,167,093.84
<b>Match Contributed</b>	\$0.00	\$159,000.00

**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.

Activity budget was increased to \$2,000,000 to reflect anticipated increase in low-income beneficiaries for this activity.

**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:**

There was no activity to report this quarter.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/2
# of Singlefamily Units	0	10/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/2	0/0	10/2	100.00
# Owner Households	0	0	0	10/2	0/0	10/2	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	



<b>Grantee Activity Number:</b>	<b>NSP2-TB-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Telesis Baltimore Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total Budget</b>	\$0.00	\$400,000.00
<b>Total Obligated</b>	\$0.00	\$214,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$213,584.33
<b>Program Funds Drawdown</b>	\$0.00	\$128,366.44
<b>Program Income Drawdown</b>	\$0.00	\$85,217.89
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$213,584.33
<b>Match Contributed</b>	\$0.00	\$20,000.00

**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:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2

  

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



# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/0	0/0	1/2	100.00
# Owner Households	0	0	0	1/0	0/0	1/2	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	

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<b>Grantee Activity Number:</b>	<b>NSP2-WH-2AR-051</b>
<b>Activity Title:</b>	<b>Acq./Rehab/Rental B</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Completed

**Project Number:**  
NSP2-2AH-050

**Project Title:**  
Acquisition/Rehab B-050

**Projected Start Date:**  
02/11/2010

**Projected End Date:**  
02/11/2015

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Women's Housing Coalition, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,700,000.00
<b>Total Budget</b>	\$0.00	\$1,700,000.00
<b>Total Obligated</b>	(\$55,389.14)	\$1,644,610.86
<b>Total Funds Drawdown</b>	\$0.00	\$1,644,310.86
<b>Program Funds Drawdown</b>	\$0.00	\$1,060,191.04
<b>Program Income Drawdown</b>	\$0.00	\$584,119.82
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,644,310.86
Women's Housing Coalition, Inc.	\$0.00	\$1,644,310.86
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds are being used to acquire and rehabilitate a foreclosed and vacant property at 2408 Linden Avenue in the designated census tract 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. The Women's Housing Coalition is developing the house and former carriage house for five units of permanent housing for women and women and children.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/1



#Additional Attic/Roof Insulation	0	2/1
#High efficiency heating plants	0	2/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	6/1
#Replaced hot water heaters	0	3/1
#Light Fixtures (indoors) replaced	0	35/5
#Light fixtures (outdoors) replaced	0	5/15
#Refrigerators replaced	0	5/4
#Clothes washers replaced	0	0/1
#Low flow toilets	0	6/5
#Low flow showerheads	0	5/5
#Units with bus/rail access	0	5/5
# ELI Households (0-30% AMI)	0	5/5

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Project # / Title: NSP2-3AH-120 / Acquisition/Rehab B-120**

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

**Activity Category:** Rehabilitation/reconstruction of residential structures  
**Activity Status:** Under Way



**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

09/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Community Solutions, LLC

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$380,000.00
<b>Total Budget</b>	\$27,000.00	\$380,000.00
<b>Total Obligated</b>	\$30,000.00	\$370,000.00
<b>Total Funds Drawdown</b>	\$43,491.12	\$358,092.01
<b>Program Funds Drawdown</b>	\$1,803.12	\$26,946.49
<b>Program Income Drawdown</b>	\$41,688.00	\$331,145.52
<b>Program Income Received</b>	\$0.00	\$1,904.56
<b>Total Funds Expended</b>	\$43,491.12	\$292,665.76
Community Solutions, LLC	\$43,491.12	\$292,665.76
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

Closing cost assistance of \$5,000 is available to an eligible home buyer for the NSP2 property developed by Community Solutions, LLC through its subsidiary Homework, LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Activity budget was increased \$380,000 to reflect anticipated increase in renovation costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906.

**Activity Progress Narrative:**

Rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was completed. The house is currently on the market and will be sold to eligible homeowners earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
#Energy Star Replacement Windows	0		0/2	
#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		0/4	
#Light fixtures (outdoors) replaced	0		0/2	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Sites re-used	0		0/1	

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

## 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	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,675,000.00
<b>Total Budget</b>	\$0.00	\$1,675,000.00
<b>Total Obligated</b>	\$0.00	\$1,675,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,631,602.01
<b>Program Funds Drawdown</b>	\$0.00	\$1,166,205.41
<b>Program Income Drawdown</b>	\$0.00	\$465,396.60
<b>Program Income Received</b>	\$0.00	\$173,161.07
<b>Total Funds Expended</b>	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation, Inc.	\$0.00	\$1,623,617.01
<b>Match Contributed</b>	\$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:**

There was no activity to report this quarter.



## 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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,770,000.00
<b>Total Budget</b>	\$0.00	\$6,770,000.00
<b>Total Obligated</b>	\$0.00	\$5,500,000.00
<b>Total Funds Drawdown</b>	\$122,723.40	\$4,782,232.06
<b>Program Funds Drawdown</b>	\$31,988.26	\$2,373,360.18
<b>Program Income Drawdown</b>	\$90,735.14	\$2,408,871.88
<b>Program Income Received</b>	\$100,051.54	\$2,394,740.83
<b>Total Funds Expended</b>	\$122,723.40	\$4,782,232.07
Druid Heights Community Development Corporation, Inc.	\$122,723.40	\$4,782,232.07
<b>Match Contributed</b>	\$0.00	\$161,000.00

**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:**

The next project is the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added due to availability in funding from the State of Maryland. Acquisition was completed on the 7th property this quarter. Settlements on the final two properties should occur next quarter. A request for proposals for general contractors was released this quarter and construction is set to begin in May 2015. Upon completion, the homes will be sold to eligible households earn at or below 120% of the Area Median Income.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		12/15	
#Energy Star Replacement Windows	0		84/20	
#Additional Attic/Roof Insulation	0		12/10	
#High efficiency heating plants	0		12/10	
#Efficient AC added/replaced	0		12/10	
#Replaced thermostats	0		13/10	
#Replaced hot water heaters	0		13/10	
#Light Fixtures (indoors) replaced	0		108/10	
#Light fixtures (outdoors) replaced	0		23/10	
#Refrigerators replaced	0		13/10	
#Clothes washers replaced	0		13/10	
#Dishwashers replaced	0		13/10	
#Low flow toilets	0		30/10	
#Low flow showerheads	0		22/10	
#Units with bus/rail access	0		13/15	
#Units exceeding Energy Star	0		9/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/15	
# of Singlefamily Units	0		13/15	

## 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	3/0	12/15	25.00
# Owner Households	0	0	0	0/0	3/0	12/15	25.00

## 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-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:**

Completed

**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.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,952.50
<b>Total Budget</b>	\$0.00	\$10,952.50
<b>Total Obligated</b>	\$0.00	\$10,952.50
<b>Total Funds Drawdown</b>	\$0.00	\$10,952.50
<b>Program Funds Drawdown</b>	\$0.00	\$1,065.00
<b>Program Income Drawdown</b>	\$0.00	\$9,887.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$10,952.50
Druid Heights Community Development Corporation, Inc.	\$0.00	\$10,952.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NSP2 funds were used to determine the feasibility of acquiring and rehabilitating a foreclosed property in designated census tracts for Reservoir Hill for rent to eligible households at or below 120% of area median income. The offer to the lender was rejected and the project cancelled.

**Activity Progress Narrative:**

The proposed project was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:** NSP2-FD-3AH-121

**Activity Title:** Acquisition/Rehab B

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

French Development Company

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$880,000.00
<b>Total Budget</b>	\$0.00	\$880,000.00
<b>Total Obligated</b>	\$0.00	\$880,000.00
<b>Total Funds Drawdown</b>	\$116,224.50	\$666,528.03
<b>Program Funds Drawdown</b>	\$1,537.50	\$69,391.68
<b>Program Income Drawdown</b>	\$114,687.00	\$597,136.35
<b>Program Income Received</b>	\$0.00	\$200.33
<b>Total Funds Expended</b>	\$116,224.50	\$666,528.03
French Development Company	\$116,224.50	\$666,528.03
<b>Match Contributed</b>	\$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 the French Development Company through its subsidiary, Patterson Park Development LLC. 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:**

French Development Company completed rehabilitation on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. The houses are currently on the market and will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development has acquired two more properties for rehabilitation in Patterson Park, 151 N. Lakewood and 211 N. Milton. Bids are expected to be released next quarter and construction to begin later this year. Once completed, these houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/5	
#Energy Star Replacement Windows	0		0/15	
#Additional Attic/Roof Insulation	0		0/5	
#High efficiency heating plants	0		0/5	
#Efficient AC added/replaced	0		0/5	
#Replaced thermostats	0		0/5	
#Replaced hot water heaters	0		0/5	
#Light Fixtures (indoors) replaced	0		0/25	
#Light fixtures (outdoors) replaced	0		0/10	
#Refrigerators replaced	0		0/5	
#Clothes washers replaced	0		0/5	
#Dishwashers replaced	0		0/5	
#Low flow toilets	0		0/8	
#Low flow showerheads	0		0/5	
#Units with bus/rail access	0		0/5	
#Sites re-used	0		0/5	

	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 Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	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-GE-3AH-121

**Activity Title:** Acquisition/Rehab B

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Govans Ecumenical Development Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,225,000.00
<b>Total Budget</b>	\$0.00	\$1,225,000.00
<b>Total Obligated</b>	\$100,000.00	\$1,200,000.00
<b>Total Funds Drawdown</b>	\$127,258.42	\$1,139,976.53
<b>Program Funds Drawdown</b>	\$11,558.96	\$270,883.52
<b>Program Income Drawdown</b>	\$115,699.46	\$869,093.01
<b>Program Income Received</b>	\$0.00	\$214,519.44
<b>Total Funds Expended</b>	\$127,258.42	\$1,139,976.53
Govans Ecumenical Development Corporation	\$127,258.42	\$1,139,976.53
<b>Match Contributed</b>	\$0.00	\$28,000.00

**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 the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, 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 Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906

**Activity Progress Narrative:**

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., has completed rehabilitation it's final house at 1122 East 36th Street in the Ednor Gardens neighborhood. The home is currently under contract to a buyer earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/5	
#Energy Star Replacement Windows	0		24/15	
#Additional Attic/Roof Insulation	0		3/5	
#High efficiency heating plants	0		3/5	
#Efficient AC added/replaced	0		3/5	
#Replaced thermostats	0		3/5	
#Replaced hot water heaters	0		3/5	
#Light Fixtures (indoors) replaced	0		28/25	
#Light fixtures (outdoors) replaced	0		6/10	
#Refrigerators replaced	0		3/5	
#Clothes washers replaced	0		3/5	
#Dishwashers replaced	0		3/5	
#Low flow toilets	0		6/7	
#Low flow showerheads	0		3/5	
#Units with bus/rail access	0		3/5	
#Sites re-used	0		3/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/5	
# of Singlefamily Units	0		3/5	

## 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	0/5	3/5	0.00
# Owner Households	0	0	0	0/0	0/5	3/5	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-HC-3AH-120

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total Budget</b>	\$0.00	\$300,000.00
<b>Total Obligated</b>	\$0.00	\$192,151.16
<b>Total Funds Drawdown</b>	\$0.00	\$235,841.41
<b>Program Funds Drawdown</b>	\$0.00	\$229,641.54
<b>Program Income Drawdown</b>	\$0.00	\$6,199.87
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
<b>Match Contributed</b>	\$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:**

There was no activity to report this quarter.



## Accomplishments Performance Measures

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

	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 Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP2-HC-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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,525,000.00
<b>Total Budget</b>	\$0.00	\$1,525,000.00
<b>Total Obligated</b>	\$0.00	\$1,525,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,531,464.07
<b>Program Funds Drawdown</b>	\$0.00	\$938,361.27
<b>Program Income Drawdown</b>	\$0.00	\$593,102.80
<b>Program Income Received</b>	\$0.00	\$295,684.90
<b>Total Funds Expended</b>	\$0.00	\$1,368,941.57
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,368,941.57
<b>Match Contributed</b>	\$0.00	\$6,000.00

**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:**

>There was no activity to report this quarter.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/6
#Energy Star Replacement Windows	0	55/6
#Additional Attic/Roof Insulation	0	9/3
#High efficiency heating plants	0	9/3
#Efficient AC added/replaced	0	9/3
#Replaced thermostats	0	9/3
#Replaced hot water heaters	0	9/3
#Light Fixtures (indoors) replaced	0	76/3
#Light fixtures (outdoors) replaced	0	18/3
#Refrigerators replaced	0	9/3
#Clothes washers replaced	0	9/3
#Dishwashers replaced	0	9/3
#Low flow toilets	0	14/3
#Low flow showerheads	0	10/3
#Units with bus/rail access	0	9/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/6
# of Singlefamily Units	0	9/6

## 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	7/1	9/6	77.78
# Owner Households	0	0	0	0/0	7/1	9/6	77.78

## 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:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$750,000.00
<b>Total Budget</b>	\$0.00	\$750,000.00
<b>Total Obligated</b>	\$0.00	\$743,922.41
<b>Total Funds Drawdown</b>	\$0.00	\$742,493.22
<b>Program Funds Drawdown</b>	\$0.00	\$441,913.91
<b>Program Income Drawdown</b>	\$0.00	\$300,579.31
<b>Program Income Received</b>	\$0.00	\$23,945.00
<b>Total Funds Expended</b>	\$0.00	\$748,187.41
Healthy Neighborhoods, Inc.	\$0.00	\$748,187.41
<b>Match Contributed</b>	\$0.00	\$86,000.00

**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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999. 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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of Area Median Income and purchased homes in five different neighborhoods.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		23/28	
# of Parcels acquired voluntarily	0		23/28	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		23/28	
# of Singlefamily Units	0		23/28	

## 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	13/10	23/28	56.52
# Owner Households	0	0	0	0/0	13/10	23/28	56.52

## 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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,125,000.00
<b>Total Budget</b>	\$0.00	\$3,125,000.00
<b>Total Obligated</b>	\$0.00	\$3,124,762.52
<b>Total Funds Drawdown</b>	\$0.00	\$2,746,833.11
<b>Program Funds Drawdown</b>	\$0.00	\$2,308,834.41
<b>Program Income Drawdown</b>	\$0.00	\$437,998.70
<b>Program Income Received</b>	\$0.00	\$492,135.14
<b>Total Funds Expended</b>	\$0.00	\$2,769,101.93
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$2,769,101.93
<b>Match Contributed</b>	\$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:**

>There was no activity to report this quarter.



## 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

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,500,000.00
<b>Total Budget</b>	\$0.00	\$6,500,000.00
<b>Total Obligated</b>	\$695,755.39	\$5,800,000.00
<b>Total Funds Drawdown</b>	\$332,125.19	\$4,803,733.48
<b>Program Funds Drawdown</b>	\$247,613.55	\$2,513,644.96
<b>Program Income Drawdown</b>	\$84,511.64	\$2,290,088.52
<b>Program Income Received</b>	\$0.00	\$3,255,206.98
<b>Total Funds Expended</b>	\$332,125.19	\$5,394,781.12
St. Ambrose Housing Aid Center, Inc.	\$332,125.19	\$5,394,781.12
<b>Match Contributed</b>	\$42,556.30	\$452,325.10

**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:**

Two homes were sold this quarter in the Belair-Edison neighborhood from St. Ambrose Housing Aid Center, Inc. The homes were sold to eligible homeowners earning at or below 80% of Area Median Income. The home buyers received funds for a portion of their closing costs.

St. Ambrose Housing Aid Center, Inc. completed rehabilitation on three of their final four houses in the Belair-Edison neighborhood. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		41/140	
#Energy Star Replacement Windows	0		244/100	
#Additional Attic/Roof Insulation	2		41/50	
#High efficiency heating plants	2		41/50	
#Efficient AC added/replaced	2		39/50	
#Replaced thermostats	2		41/50	
#Replaced hot water heaters	2		41/50	
#Light Fixtures (indoors) replaced	24		245/50	
#Light fixtures (outdoors) replaced	4		78/50	
#Refrigerators replaced	2		41/50	
#Clothes washers replaced	2		41/50	
#Dishwashers replaced	2		41/50	
#Low flow toilets	4		65/50	
#Low flow showerheads	2		40/50	
#Units with bus/rail access	2		41/140	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		41/140	
# of Singlefamily Units	2		41/140	

## 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	27/50	41/140	65.85
# Owner Households	0	2	2	0/0	27/50	41/140	65.85

## 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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,727,702.44
<b>Total Budget</b>	\$0.00	\$2,727,702.44
<b>Total Obligated</b>	(\$44,020.51)	\$2,683,681.93
<b>Total Funds Drawdown</b>	\$0.00	\$2,683,681.93
<b>Program Funds Drawdown</b>	\$0.00	\$2,292,984.04
<b>Program Income Drawdown</b>	\$0.00	\$390,697.89
<b>Program Income Received</b>	\$0.00	\$1,480,879.94
<b>Total Funds Expended</b>	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$2,683,681.93
<b>Match Contributed</b>	\$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:**

>There was no activity to report this 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:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,600,000.00
<b>Total Budget</b>	\$0.00	\$6,600,000.00
<b>Total Obligated</b>	\$0.00	\$6,600,000.00
<b>Total Funds Drawdown</b>	\$2,772.33	\$6,514,371.47
<b>Program Funds Drawdown</b>	\$0.00	\$4,316,209.33
<b>Program Income Drawdown</b>	\$2,772.33	\$2,198,162.14
<b>Program Income Received</b>	\$0.00	\$4,670,553.40
<b>Total Funds Expended</b>	\$2,772.33	\$6,514,371.47
Telesis Baltimore Corporation	\$2,772.33	\$6,514,371.47
<b>Match Contributed</b>	\$0.00	\$3,702,477.80

**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:**

Telesis Baltimore Corporation has one remaining house in the final phase listed for sale, 315 E. 23rd Street. This home will be sold to eligible homeowner earning at or below 80% of the Area Median Income. Expenditures this quarter are for holding costs.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		32/30	
#Energy Star Replacement Windows	0		248/40	
#Additional Attic/Roof Insulation	0		32/20	
#High efficiency heating plants	0		32/20	
#Efficient AC added/replaced	0		32/20	
#Replaced thermostats	0		32/20	
#Replaced hot water heaters	0		32/20	
#Light Fixtures (indoors) replaced	0		312/20	
#Light fixtures (outdoors) replaced	0		62/20	
#Refrigerators replaced	0		32/20	
#Clothes washers replaced	0		32/20	
#Dishwashers replaced	0		32/20	
#Low flow toilets	0		87/20	
#Low flow showerheads	0		62/20	
#Units with bus/rail access	0		31/30	
#Units exceeding Energy Star	0		31/20	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		32/30	
# of Singlefamily Units	0		32/30	

## 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	6/0	32/30	18.75
# Owner Households	0	0	0	0/0	6/0	32/30	18.75

## 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	





**Project # / Title: NSP2-5FM / Financing Mechanisms A**

**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:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$75,000.00
<b>Total Budget</b>	\$0.00	\$75,000.00
<b>Total Obligated</b>	\$0.00	\$75,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$75,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$37,939.43
<b>Program Income Drawdown</b>	\$0.00	\$37,060.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
<b>Match Contributed</b>	\$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 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:

There was no activity to report this quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25
# of Singlefamily 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	3/10	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	

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**Grantee: Healthy Neighborhoods Inc.**

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

**July 1, 2015 thru September 30, 2015 Performance Report**

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**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 Award Amount:**  
\$26,092,880.00

**Grant Status:**  
Active

**QPR Contact:**  
Pia Heslip

**LOCCS Authorized Amount:**  
\$26,092,880.00

**Estimated PI/RL Funds:**  
\$25,000,000.00

**Total Budget:**  
\$51,092,880.00

## 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 will 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 eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will 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. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. 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 and the French Development Company also will be in the same areas and developing five houses. 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. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. 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 "as is

### Executive Summary:

"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 "in 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.

### **Target Geography:**

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.

### **How to Get Additional Information:**

For additional information, please contact:  
Healthy Neighborhoods, Inc.  
2 East Read Street  
Baltimore, MD 21202  
[www.healthyneighborhoods.org](http://www.healthyneighborhoods.org)  
Attention: Pia Heslip, Compliance Officer – NSP2  
Telephone: 410.332.0387, ext. 157  
[pheslip@healthyneighborhoods.org](mailto:pheslip@healthyneighborhoods.org)  
Designee: Matthew Bartolini, Compliance Officer - NSP2  
Telephone: 410.332.0387, ext. 158  
[mbartolini@healthyneighborhoods.org](mailto:mbartolini@healthyneighborhoods.org)

### **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 five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 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.

Five units of rental housing are being developed in the Reservoir Hill community. Financing will be secured to the property with covenants to maintain affordability for 90 years with occupancy by eligible NSP2 households earning at or below 50% of Area Median Income.

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

## **Program Approach:**

racts 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 nine 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. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women's Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will 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 11 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 homes for sale to individuals or families at or below 120% AMI using \$5,600,000 of NSP2 funds and earned sales proceeds primarily in the Reservoir Hill community. 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, afford

## **Consortium Members:**

dable 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 Women's Housing Coalition, Inc. is developing five units of permanent rental housing in the Reservoir Hill neighborhood for women and children with household incomes at or below 50% of AMI. The historic house and carriage house is being renovated with \$1,625,000 of NSP2 funds. Created in 1979, the Women's Housing Coalition provides homeless women and children with a range of housing options and opportunities in order to maximize their chances of future independence and self-sufficiency.

The French Development Company, Inc. is developing five houses primarily in the Patterson Park neighborhood for sale to



individuals or families at or below 120% AMI using \$528,000 of NSP2 funds. The French Development Company has been a producer of affordable and market rate housing since 1982. The company also has provided development consulting for numerous nonprofit organizations and developed projects utilizing federal and state subsidies.

Govans Ecumenical Development Corporation (GEDCO) is acquiring and rehabilitating five houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$880,000 for homeowners at or below 120% of AMI. Incorporated in 1991, GEDCO is a developer and manager of housing and supportive services for approximately 500 individuals including low income seniors and older adults with disabilities, homeless individuals, and individuals affected by AIDS and chronic mental illness.

Community Solutions, LLC is buying and rehabilitating one house in the Coldstream Homestead Montebello neighborhood for a homeowner at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.

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.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$47,923,954.38
<b>Total Budget</b>	\$0.00	\$47,923,954.38
<b>Total Obligated</b>	\$120,000.00	\$46,282,954.38
<b>Total Funds Drawdown</b>	\$978,340.52	\$44,379,654.58
<b>Program Funds Drawdown</b>	\$0.00	\$26,092,880.00
<b>Program Income Drawdown</b>	\$978,340.52	\$18,286,774.58
<b>Program Income Received</b>	\$368,147.78	\$19,762,503.09
<b>Total Funds Expended</b>	\$978,093.55	\$44,611,300.61
<b>Match Contributed</b>	\$60,560.00	\$4,792,707.90

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$4,792,707.90
<b>Limit on Public Services</b>	\$3,913,932.00	\$0.00
<b>Limit on Admin/Planning</b>	\$2,609,288.00	\$3,405,572.88
<b>Limit on State Admin</b>	\$0.00	\$3,405,572.88

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
<b>Administration</b>	\$2,609,288.00	\$3,517,880.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$6,523,220.00	\$12,597,012.71

## Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through September 30, 2015 a total of program funds and program income of

\$44,375,007.09. Proceeds from houses sold since inception of the program total \$19,764,407.77. The proceeds of sales were used to continue the program. A total of \$978,093.55 was expended during the quarter.

During July, August and September of 2015, three homes were sold to eligible homeowners. From the beginning of the program, a total of 154 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

An additional 31 home buyers have bought vacant or foreclosed homes for their primary residence in six different neighborhoods through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. The Direct Purchase Program has expended all of its allocation under the Neighborhood Stabilization Program 2. No new funds will be allocated.

Telesis Baltimore Corporation has one remaining home for sale in its final phase of 15 houses in the Barclay neighborhood this quarter.

St. Ambrose Housing Aid Center, Inc. sold one house at 606 E. 37th Street to a low income homeowner earning less than 50% of Area Median Income in the Waverly neighborhood. Their final remaining house at 3204 Lake Avenue in the Belair Edison neighborhood is schedule to close next quarter to an eligible homeowner earning at or below 120% of Area Median Income. Expenditures this quarter are for holding costs.

In the Reservoir Hill community, Druid Heights Community Development Corporation is working on the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added due to availability in funding from the State of Maryland. Acquisition of the ninth Callow house has run into delays due to receivership and tax sale issues and should close next quarter.

Urban Built, the general contractor, started construction last quarter on the first 8 houses and continues to make progress in spite of the historic levels of rain in June. All footers have been completed and all back walls on the odd side of 2200 Callow Avenue have been built, 90% of the framing has been completed on two of the units and mold treatment has been completed for half of the units. The ninth house on Callow Avenue will be bid as a separate project. Upon completion, the homes will be sold to eligible households earning at or below 120% of the Area Median Income. Expenditures this quarter are for construction and holding costs.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., sold their final house at 1122 East 36th Street in the Ednor Gardens neighborhood to a buyer earning at or below 120% of Area Median Income last quarter. No activity to report this quarter.

Community Solutions, through its subsidiary, Homework, LLC., sold their final home at 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood last quarter. No activity this quarter.

French Development Company sold 154 N. Linwood Avenue in the Patterson Park neighborhood to a buyer earning less than 50% Area Median Income (AMI) at the end of the last quarter. French sold 135 N. Luzerne Avenue in the Patterson Park neighborhood to a homeowner earning at or below 120% area median income. A request for proposals for general contractors for French Development's remaining properties at 151 N. Lakewood and 211 N. Milton in the Patterson Park neighborhood, was released this quarter. General Contractor shall be chosen and construction will begin next quarter. Once completed, these houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Habitat for Humanity of the Chesapeake, Inc. sold one of their homes at 435 N. Montford in the McElderry Park neighborhood this quarter to a buyer earning less that 50% Area Median Income. Buyers received funds for interest write down, principal write down and closing costs. Habitat has two remaining houses for sale in the McElderry Park neighborhood. Expenditures this quarter are for holding costs.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$0.00	\$3,517,880.00	\$1,628,354.64
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$7,177,289.22
NSP2-3AH-120, Acquisition/Rehab B-120	\$0.00	\$32,500,000.00	\$17,249,296.71





NSP2-5FM, Financing Mechanisms A

\$0.00

\$75,000.00

\$37,939.43



## Activities

**Project # / Title:** NSP2 PI Waiver / NSP2 Program Income Waiver

**Grantee Activity Number:** NSP2 PI Waiver

**Activity Title:** NSP2 Program Income Waiver

**Activity Category:**

Administration

**Project Number:**

NSP2 PI Waiver

**Projected Start Date:**

02/04/2015

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

NSP2 PI Waiver

**Activity Status:**

Under Way

**Project Title:**

NSP2 Program Income Waiver

**Projected End Date:**

09/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2015**

N/A

**To Date**

\$0.00

**Total Budget**

\$0.00

\$0.00

**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

    Healthy Neighborhoods, Inc.

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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## Project # / Title: NSP2-1AD / Administration

**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:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2015**

N/A

**To Date**

\$3,517,880.00

**Total Budget**

\$0.00

\$3,517,880.00

**Total Obligated**

\$0.00

\$3,517,880.00

**Total Funds Drawdown**

\$105,001.80

\$3,405,572.88

**Program Funds Drawdown**

\$0.00

\$1,628,354.64



<b>Program Income Drawdown</b>	\$105,001.80	\$1,777,218.24
<b>Program Income Received</b>	\$0.00	\$126,091.94
<b>Total Funds Expended</b>	\$104,754.80	\$3,400,496.07
Healthy Neighborhoods, Inc.	\$104,754.80	\$3,400,496.07
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Payment of administrative costs incurred by the Healthy Neighborhoods' NSP2 for the coordination of the NSP2 program. Program income was received from refunds and reimbursements paid from Administrative funds.

**Location Description:**

Baltimore, MD

**Activity Progress Narrative:**

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through September 30, 2015 a total of program funds and program income of \$44,375,007.09. Proceeds from houses sold since inception of the program total \$18,282,550.98 The proceeds of sale were used to continue the program. A total of \$978,093.55 was expended during the quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**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	

**Project # / Title: NSP2-2AH-050 / Acquisition/Rehab B-050**

**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 ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$59,259.18
<b>Total Budget</b>	\$0.00	\$59,259.18
<b>Total Obligated</b>	\$0.00	\$59,259.18
<b>Total Funds Drawdown</b>	\$0.00	\$59,259.18
<b>Program Funds Drawdown</b>	\$0.00	\$43,040.18
<b>Program Income Drawdown</b>	\$0.00	\$16,219.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$59,259.18
Druid Heights Community Development Corporation,	\$0.00	\$59,259.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to acquire a foreclosed property in designated census tracts for rent to eligible households at or below 50% of area median income. The property was 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 were 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.

The property was sold to another NSP2 Development Partner, the Women's Housing Coalition, Inc. for development of five rental units for households at or below 50% of AMI.

Budget adjusted to actual expenditures of \$59,259.18. Balance was redistributed to other Acquisition and Rehab activities.

**Location Description:**

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

**Activity Progress Narrative:**

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



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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<b>Grantee Activity Number:</b>	<b>NSP2-HC-2AH-050</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-2AH-050

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,778,048.67
<b>Total Budget</b>	\$0.00	\$3,778,048.67
<b>Total Obligated</b>	\$0.00	\$3,778,048.67
<b>Total Funds Drawdown</b>	\$0.00	\$3,778,048.67
<b>Program Funds Drawdown</b>	\$0.00	\$2,934,407.57
<b>Program Income Drawdown</b>	\$0.00	\$843,641.10
<b>Program Income Received</b>	\$0.00	\$1,122,351.71
<b>Total Funds Expended</b>	\$0.00	\$3,610,785.63
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,610,785.63
<b>Match Contributed</b>	\$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.

Activity budget was adjusted to \$3,778,048.67 to reflect actual expenditures. No more funds are being disbursed under this activity and has been superseded by NSP2-HC-2AH-051 as described above.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-HC-2AH-051. There will be no further expenditures for this activity.



## 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 ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,500,000.00
<b>Total Budget</b>	\$0.00	\$4,500,000.00
<b>Total Obligated</b>	\$0.00	\$4,200,000.00
<b>Total Funds Drawdown</b>	\$22,225.34	\$3,927,788.75
<b>Program Funds Drawdown</b>	\$0.00	\$1,990,315.67
<b>Program Income Drawdown</b>	\$22,225.34	\$1,937,473.08
<b>Program Income Received</b>	\$69,414.45	\$2,440,927.13
<b>Total Funds Expended</b>	\$22,225.34	\$4,195,041.60
Habitat for Humanity of the Chesapeake, Inc.	\$22,225.34	\$4,195,041.60
<b>Match Contributed</b>	\$0.00	\$61,500.00

**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:**

Habitat sold one of their homes at 435 N. Montford in the McElderry Park neighborhood this quarter to a buyer earning less than 50% Area Median Income. Buyers received funds for interest write down, principal write down and closing costs. Habitat has two remaining houses for sale in the McElderry Park neighborhood. Expenditures this quarter are for holding costs.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		24/65
#Energy Star Replacement		0		138/40
#High efficiency heating plants		1		24/40
#Efficient AC added/replaced		1		24/40
#Replaced thermostats		1		24/40
#Replaced hot water heaters		1		24/40
#Light Fixtures (indoors) replaced		5		143/40
#Light fixtures (outdoors)		2		48/40
#Refrigerators replaced		1		24/40
#Clothes washers replaced		1		24/40
#Dishwashers replaced		1		24/40
#Low flow toilets		2		38/40
#Low flow showerheads		1		24/40
#Units with bus/rail access		1		24/65
#Units exceeding Energy Star		0		11/5
# ELI Households (0-30% AMI)		0		6/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		24/65

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	24/60	0/0	25/65	96.00

## 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-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 ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$144,745.00
<b>Total Budget</b>	\$0.00	\$144,745.00
<b>Total Obligated</b>	\$0.00	\$144,745.00
<b>Total Funds Drawdown</b>	\$0.00	\$144,745.00
<b>Program Funds Drawdown</b>	\$0.00	\$99,231.50
<b>Program Income Drawdown</b>	\$0.00	\$45,513.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
<b>Match Contributed</b>	\$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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 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 \$15,00 to \$25,000.

The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$144,745.

**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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the



end of 2013. A total of 31 homeowners used the program to purchase homes. Five of the homeowners had incomes at or below 50% of Area Median Income and purchased homes in five different neighborhoods.

## 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	0		6/8	
# of Singlefamily Units	0		6/8	

## Beneficiaries Performance Measures

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



<b>Grantee Activity Number:</b>	<b>NSP2-SA-2AH-050</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-2AH-050

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$70,649.00
<b>Total Budget</b>	\$0.00	\$70,649.00
<b>Total Obligated</b>	\$0.00	\$70,649.00
<b>Total Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Funds Drawdown</b>	\$0.00	\$33,238.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$70,649.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$70,649.00
<b>Match Contributed</b>	\$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.

This activity has been superseded by NSP2-SA-2AH-051. There will be no more expenditures for this activity.

**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:**

There was no activity to report this quarter. Activity superseded by NSP2-SA-3AH-051. There will be no further expenditures for this activity.



## Accomplishments Performance Measures

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

	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 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 ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-050

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$0.00	\$2,000,000.00
<b>Total Obligated</b>	\$0.00	\$2,000,000.00
<b>Total Funds Drawdown</b>	\$8,292.01	\$1,709,011.56
<b>Program Funds Drawdown</b>	\$0.00	\$888,498.82
<b>Program Income Drawdown</b>	\$8,292.01	\$820,512.74
<b>Program Income Received</b>	\$102,568.92	\$688,270.76
<b>Total Funds Expended</b>	\$8,292.01	\$1,576,605.25
St. Ambrose Housing Aid Center, Inc.	\$8,292.01	\$1,576,605.25
<b>Match Contributed</b>	\$26,660.00	\$198,660.00

**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.

Activity budget was increased to \$2,000,000 to reflect anticipated increase in low-income beneficiaries for this activity.

**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:**

St. Ambrose Housing Aid Center, Inc. sold one house at 606 E. 37th Street in the Waverly neighborhood to a low income buyer earning less than 50% of Area Median Income this quarter. The home buyer received NSP2 funds in amount of \$6,000 for closing costs.



Matching funds of \$10,000 from the State of Maryland's Settlement Expense Loan Program (DSELP) assisted the buyers with closing costs and down payment.  
 Matching Funds of \$11,660 of Maryland's Neighborhood Conservation Initiative assisted the buyer with principal reduction.  
 Matching funds of \$5,000 in Live Near Your Work subsidy also assisted the buyer.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		12/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		12/2	
# of Singlefamily Units	1		12/2	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	12/2	0/0	12/2	100.00
# Owner Households	1	0	1	12/2	0/0	12/2	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	





<b>Grantee Activity Number:</b>	<b>NSP2-TB-2AH-051</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab B</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:**  
02/11/2015

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Telesis Baltimore Corporation

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total Budget</b>	\$0.00	\$400,000.00
<b>Total Obligated</b>	\$0.00	\$214,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$213,584.33
<b>Program Funds Drawdown</b>	\$0.00	\$128,366.44
<b>Program Income Drawdown</b>	\$0.00	\$85,217.89
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$213,584.33
<b>Match Contributed</b>	\$0.00	\$20,000.00

**Activity Description:**

This activity covers acquisition and rehabilitation of foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of the area median income. Telesis Baltimore has one property left for sale. This activity remains open in the event of a low-income beneficiary.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	0/0	1/2	100.00
# Owner Households	0	0	0	1/0	0/0	1/2	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	

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**Grantee Activity Number:** NSP2-WH-2AR-051  
**Activity Title:** Acq./Rehab/Rental B

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 NSP2-2AH-050

**Project Title:**  
 Acquisition/Rehab B-050

**Projected Start Date:**  
 02/11/2010

**Projected End Date:**  
 02/11/2015

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Women's Housing Coalition, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,644,310.86
<b>Total Budget</b>	\$0.00	\$1,644,310.86
<b>Total Obligated</b>	\$0.00	\$1,644,310.86
<b>Total Funds Drawdown</b>	\$0.00	\$1,644,310.86
<b>Program Funds Drawdown</b>	\$0.00	\$1,060,191.04
<b>Program Income Drawdown</b>	\$0.00	\$584,119.82
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,644,310.86
Women's Housing Coalition, Inc.	\$0.00	\$1,644,310.86
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds are being used to acquire and rehabilitate a foreclosed and vacant property at 2408 Linden Avenue in the designated census tract 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. The Women's Housing Coalition is developing the house and former carriage house for five units of permanent housing for women and women and children. Budget adjusted to reflect actual expenditures. There will be no further expenditures for this activity.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	2/1



#Additional Attic/Roof Insulation	0	2/1
#High efficiency heating plants	0	2/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	6/1
#Replaced hot water heaters	0	3/1
#Light Fixtures (indoors) replaced	0	35/5
#Light fixtures (outdoors)	0	5/15
#Refrigerators replaced	0	5/4
#Clothes washers replaced	0	0/1
#Low flow toilets	0	6/5
#Low flow showerheads	0	5/5
#Units with bus/rail access	0	5/5
# ELI Households (0-30% AMI)	0	5/5

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Project # / Title: NSP2-3AH-120 / Acquisition/Rehab B-120**

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

**Activity Category:** Rehabilitation/reconstruction of residential structures  
**Activity Status:** Under Way



**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

09/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:****Responsible Organization:**

Community Solutions, LLC

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$390,000.00
<b>Total Budget</b>	\$0.00	\$390,000.00
<b>Total Obligated</b>	\$0.00	\$380,000.00
<b>Total Funds Drawdown</b>	\$2,747.50	\$378,316.39
<b>Program Funds Drawdown</b>	\$0.00	\$27,264.09
<b>Program Income Drawdown</b>	\$2,747.50	\$351,052.30
<b>Program Income Received</b>	\$0.00	\$131,657.26
<b>Total Funds Expended</b>	\$2,747.50	\$312,890.14
Community Solutions, LLC	\$2,747.50	\$312,890.14
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

Closing cost assistance of \$5,000 is available to an eligible home buyer for the NSP2 property developed by Community Solutions, LLC through its subsidiary Homework, LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Activity budget was increased to \$390,000 to reflect anticipated increase in renovation and closing costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906.

**Activity Progress Narrative:**

All houses have been sold. Expenditures for this quarter are for holding costs.

**Accomplishments Performance Measures**

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Properties	0	1/1
#Energy Star Replacement	0	8/2
#Additional Attic/Roof Insulation	0	1/1
#High efficiency heating plants	0	1/1
#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	10/4
#Light fixtures (outdoors)	0	2/2
#Refrigerators replaced	0	1/1
#Clothes washers replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	2/1
#Low flow showerheads	0	1/1
#Units with bus/rail access	0	1/1
#Sites re-used	0	1/1

	This Report Period Total	Cumulative Actual Total / Expected 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 Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,631,602.01
<b>Total Budget</b>	\$0.00	\$1,631,602.01
<b>Total Obligated</b>	\$0.00	\$1,631,602.01
<b>Total Funds Drawdown</b>	\$0.00	\$1,631,602.01
<b>Program Funds Drawdown</b>	\$0.00	\$1,166,205.41
<b>Program Income Drawdown</b>	\$0.00	\$465,396.60
<b>Program Income Received</b>	\$0.00	\$173,161.07
<b>Total Funds Expended</b>	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation,	\$0.00	\$1,623,617.01
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures of \$1,631,602.01.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-DH-3AH-121. There will be no further expenditures for this activity.



## 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	

## 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

## 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	



<b>Grantee Activity Number:</b>	<b>NSP2-DH-3AH-121</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab b</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,770,000.00
<b>Total Budget</b>	\$0.00	\$6,770,000.00
<b>Total Obligated</b>	\$0.00	\$6,300,000.00
<b>Total Funds Drawdown</b>	\$796,195.38	\$5,851,429.50
<b>Program Funds Drawdown</b>	\$0.00	\$2,459,984.88
<b>Program Income Drawdown</b>	\$796,195.38	\$3,391,444.62
<b>Program Income Received</b>	\$0.00	\$2,610,324.75
<b>Total Funds Expended</b>	\$796,195.41	\$5,851,429.54
Druid Heights Community Development Corporation,	\$796,195.41	\$5,851,429.54
<b>Match Contributed</b>	\$0.00	\$161,000.00

**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 is working on the acquisition and redevelopment of nine houses on the 2200 block of Callow Avenue. A ninth house was added due to availability in funding from the State of Maryland. Acquisition of the ninth Callow house has run into delays due to receivership and tax sale issues and should close next quarter. Urban Built, the general contractor, started construction last quarter and continues to make progress in spite of the historic levels of rain in June. All footers have been completed and all back walls on the odd side of 2200 Callow



avenue have been built, 90% of the framing has been completed on two of the units and mold treatment has been completed for half of the units. The ninth house on Callow Avenue will be bid as a separate project. Upon completion, the homes will be sold to eligible households earning at or below 120% of the Area Median Income. Expenditures this quarter are for construction and holding costs.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		12/15
#Energy Star Replacement		0		84/20
#Additional Attic/Roof Insulation		0		12/10
#High efficiency heating plants		0		12/10
#Efficient AC added/replaced		0		12/10
#Replaced thermostats		0		13/10
#Replaced hot water heaters		0		13/10
#Light Fixtures (indoors) replaced		0		108/10
#Light fixtures (outdoors)		0		23/10
#Refrigerators replaced		0		13/10
#Clothes washers replaced		0		13/10
#Dishwashers replaced		0		13/10
#Low flow toilets		0		30/10
#Low flow showerheads		0		22/10
#Units with bus/rail access		0		13/15
#Units exceeding Energy Star		0		9/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		13/15
# of Singlefamily Units		0		13/15

## 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	3/0	12/15	25.00
# Owner Households	0	0	0	0/0	3/0	12/15	25.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Druid Heights Community Development Corporation,

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,952.50
<b>Total Budget</b>	\$0.00	\$10,952.50
<b>Total Obligated</b>	\$0.00	\$10,952.50
<b>Total Funds Drawdown</b>	\$0.00	\$10,952.50
<b>Program Funds Drawdown</b>	\$0.00	\$1,065.00
<b>Program Income Drawdown</b>	\$0.00	\$9,887.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$10,952.50
Druid Heights Community Development Corporation,	\$0.00	\$10,952.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP2 funds were used to determine the feasibility of acquiring and rehabilitating a foreclosed property in designated census tracts for Reservoir Hill for rent to eligible households at or below 120% of area median income. The offer to the lender was rejected and the project cancelled.

**Location Description:**

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

**Activity Progress Narrative:**

The proposed project was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## 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-FD-3AH-121  
**Activity Title:** Acquisition/Rehab B

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

06/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

French Development Company

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,375,000.00
<b>Total Budget</b>	\$0.00	\$1,375,000.00
<b>Total Obligated</b>	\$120,000.00	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$39,099.02	\$798,830.24
<b>Program Funds Drawdown</b>	\$0.00	\$135,688.92
<b>Program Income Drawdown</b>	\$39,099.02	\$663,141.32
<b>Program Income Received</b>	\$191,043.23	\$917,338.34
<b>Total Funds Expended</b>	\$39,099.02	\$798,830.24
French Development Company	\$39,099.02	\$798,830.24
<b>Match Contributed</b>	\$33,900.00	\$33,900.00

**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 the French Development Company through its subsidiary, Patterson Park Development LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Budget adjusted to \$1,375,000 to reflect anticipated increase in renovation costs.

**Location Description:**

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

**Activity Progress Narrative:**

135 N. Luzerne Avenue in the Patterson Park neighborhood sold to a buyer earning at or below 120% area median income. A match of \$10,000 in Vacants to Value grant and \$23,900 in Maryland Neighborhood Conservation Initiative principal write down were provided.

A request for proposals for general contractors for French Development's remaining properties at 151 N. Lakewood and 211 N. Milton in the Patterson Park neighborhood, was released this quarter and construction is set to begin next quarter.

Once completed, these houses will be sold to eligible homeowners earning at or below 120% of Area Median



Income.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/5
#Energy Star Replacement	5	5/15
#Additional Attic/Roof Insulation	1	1/5
#High efficiency heating plants	1	1/5
#Efficient AC added/replaced	1	1/5
#Replaced thermostats	1	1/5
#Replaced hot water heaters	1	1/5
#Light Fixtures (indoors) replaced	5	5/25
#Light fixtures (outdoors)	2	2/10
#Refrigerators replaced	1	1/5
#Clothes washers replaced	1	1/5
#Dishwashers replaced	1	1/5
#Low flow toilets	2	2/8
#Low flow showerheads	1	1/5
#Units with bus/rail access	1	1/5
#Sites re-used	1	1/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/5
# of Singlefamily Units	1	1/5

## 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	0/5	1/5	0.00
# Owner Households	0	0	1	0/0	0/5	1/5	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-GE-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:**  
 06/01/2012

**Projected End Date:**  
 02/11/2015

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Govans Ecumenical Development Corporation

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,150,000.00
<b>Total Budget</b>	\$0.00	\$1,150,000.00
<b>Total Obligated</b>	\$0.00	\$1,150,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,147,978.43
<b>Program Funds Drawdown</b>	\$0.00	\$277,952.92
<b>Program Income Drawdown</b>	\$0.00	\$870,025.51
<b>Program Income Received</b>	\$521.18	\$470,528.08
<b>Total Funds Expended</b>	\$0.00	\$1,147,978.43
Govans Ecumenical Development Corporation	\$0.00	\$1,147,978.43
<b>Match Contributed</b>	\$0.00	\$43,600.00

**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 the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, 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. Budget adjusted to \$1,150,000 to reflect anticipated reduction in renovation costs.

**Location Description:**

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906

**Activity Progress Narrative:**

All houses have been sold. No activity to report





## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/5
#Energy Star Replacement	0	32/15
#Additional Attic/Roof Insulation	0	4/5
#High efficiency heating plants	0	4/5
#Efficient AC added/replaced	0	4/5
#Replaced thermostats	0	4/5
#Replaced hot water heaters	0	4/5
#Light Fixtures (indoors) replaced	0	40/25
#Light fixtures (outdoors)	0	8/10
#Refrigerators replaced	0	4/5
#Clothes washers replaced	0	4/5
#Dishwashers replaced	0	4/5
#Low flow toilets	0	8/7
#Low flow showerheads	0	4/5
#Units with bus/rail access	0	4/5
#Sites re-used	0	4/5

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

## 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	0/5	4/5	0.00
# Owner Households	0	0	0	0/0	0/5	4/5	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	



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

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2-3AH-120

**Projected Start Date:**  
02/11/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Completed

**Project Title:**  
Acquisition/Rehab B-120

**Projected End Date:**  
02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Habitat for Humanity of the Chesapeake, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$298,380.10
<b>Total Budget</b>	\$0.00	\$298,380.10
<b>Total Obligated</b>	\$0.00	\$298,380.10
<b>Total Funds Drawdown</b>	\$0.00	\$235,841.41
<b>Program Funds Drawdown</b>	\$0.00	\$229,641.54
<b>Program Income Drawdown</b>	\$0.00	\$6,199.87
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
<b>Match Contributed</b>	\$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. Budget adjusted to reflect actual expenditures for this activity of \$298,380.10.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-HC-3AH-121. There will be no further expenditures for this activity.



## Accomplishments Performance Measures

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

	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 Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP2-HC-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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,531,464.07
<b>Total Budget</b>	\$0.00	\$1,531,464.07
<b>Total Obligated</b>	\$0.00	\$1,531,464.07
<b>Total Funds Drawdown</b>	\$0.00	\$1,531,464.07
<b>Program Funds Drawdown</b>	\$0.00	\$938,361.27
<b>Program Income Drawdown</b>	\$0.00	\$593,102.80
<b>Program Income Received</b>	\$0.00	\$298,784.90
<b>Total Funds Expended</b>	\$0.00	\$1,368,941.57
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,368,941.57
<b>Match Contributed</b>	\$0.00	\$6,000.00

**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. Budget increased slightly to match drawdown.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/6
#Energy Star Replacement	0	55/6
#Additional Attic/Roof Insulation	0	9/3
#High efficiency heating plants	0	9/3
#Efficient AC added/replaced	0	9/3
#Replaced thermostats	0	9/3
#Replaced hot water heaters	0	9/3
#Light Fixtures (indoors) replaced	0	76/3
#Light fixtures (outdoors)	0	18/3
#Refrigerators replaced	0	9/3
#Clothes washers replaced	0	9/3
#Dishwashers replaced	0	9/3
#Low flow toilets	0	14/3
#Low flow showerheads	0	10/3
#Units with bus/rail access	0	9/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/6
# of Singlefamily Units	0	9/6

## 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	7/1	9/6	77.78
# Owner Households	0	0	0	0/0	7/1	9/6	77.78

## 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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Healthy Neighborhoods, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$748,187.41
<b>Total Budget</b>	\$0.00	\$748,187.41
<b>Total Obligated</b>	\$0.00	\$748,187.41
<b>Total Funds Drawdown</b>	\$0.00	\$742,493.22
<b>Program Funds Drawdown</b>	\$0.00	\$441,913.91
<b>Program Income Drawdown</b>	\$0.00	\$300,579.31
<b>Program Income Received</b>	\$4,600.00	\$44,586.03
<b>Total Funds Expended</b>	\$0.00	\$748,187.41
Healthy Neighborhoods, Inc.	\$0.00	\$748,187.41
<b>Match Contributed</b>	\$0.00	\$86,000.00

**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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999. 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. The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$748,187.41.

**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:**

The Direct Purchase Program expended all of its allocation under the Neighborhood Stabilization Program 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of Area Median Income and purchased homes in five different neighborhoods.



Recaptured funds for buyer who sold NSP2 home purchased under Direct Purchase Program before affordability period ended and reported as \$16,041.03 program income this quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	23/28
# of Parcels acquired voluntarily	0	23/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/28
# of Singlefamily Units	0	23/28

### 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	13/10	23/28	56.52
# Owner Households	0	0	0	0/0	13/10	23/28	56.52

### 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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,744,793.65
<b>Total Budget</b>	\$0.00	\$2,744,793.65
<b>Total Obligated</b>	\$0.00	\$2,744,793.65
<b>Total Funds Drawdown</b>	\$0.00	\$2,744,793.65
<b>Program Funds Drawdown</b>	\$0.00	\$2,308,834.41
<b>Program Income Drawdown</b>	\$0.00	\$435,959.24
<b>Program Income Received</b>	\$0.00	\$492,135.14
<b>Total Funds Expended</b>	\$0.00	\$2,666,474.65
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$2,666,474.65
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures. There will be no more expenditures for this activity as described above.

**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:**

There was no activity to report this quarter. Activity superseded by NSP2-SA-3AH-121. There will be no further





expenditures for this activity.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/6	
# of Parcels acquired voluntarily	0		5/6	

	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 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

**Project Number:**

NSP2-3AH-120

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. Ambrose Housing Aid Center, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,800,000.00
<b>Total Budget</b>	\$0.00	\$5,800,000.00
<b>Total Obligated</b>	\$0.00	\$5,500,000.00
<b>Total Funds Drawdown</b>	\$4,779.47	\$5,101,055.15
<b>Program Funds Drawdown</b>	\$0.00	\$2,653,190.99
<b>Program Income Drawdown</b>	\$4,779.47	\$2,447,864.16
<b>Program Income Received</b>	\$0.00	\$3,768,431.40
<b>Total Funds Expended</b>	\$4,779.47	\$5,578,803.32
St. Ambrose Housing Aid Center, Inc.	\$4,779.47	\$5,578,803.32
<b>Match Contributed</b>	\$0.00	\$479,570.10

**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. Budget adjusted to \$5,800,000 from \$6,500,000 reflect anticipated reduced project costs.

**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's last house 3204 Lake Avenue is under contract with an eligible homeowner earning at or below 120% of Area Median Income and scheduled to close next quarter.

Expenditures this quarter are for holding costs.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		43/140
#Energy Star Replacement		0		256/100
#Additional Attic/Roof Insulation		0		43/50
#High efficiency heating plants		0		43/50
#Efficient AC added/replaced		0		41/50
#Replaced thermostats		0		43/50
#Replaced hot water heaters		0		43/50
#Light Fixtures (indoors) replaced		0		261/50
#Light fixtures (outdoors)		0		80/50
#Refrigerators replaced		0		43/50
#Clothes washers replaced		0		43/50
#Dishwashers replaced		0		43/50
#Low flow toilets		0		69/50
#Low flow showerheads		0		42/50
#Units with bus/rail access		0		43/140

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		43/140
# of Singlefamily Units		0		43/140

## 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	27/50	43/140	62.79
# Owner Households	0	0	0	0/0	27/50	43/140	62.79

## 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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/11/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,683,681.93
<b>Total Budget</b>	\$0.00	\$2,683,681.93
<b>Total Obligated</b>	\$0.00	\$2,683,681.93
<b>Total Funds Drawdown</b>	\$0.00	\$2,683,681.93
<b>Program Funds Drawdown</b>	\$0.00	\$2,292,984.04
<b>Program Income Drawdown</b>	\$0.00	\$390,697.89
<b>Program Income Received</b>	\$0.00	\$1,480,879.94
<b>Total Funds Expended</b>	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$2,683,681.93
<b>Match Contributed</b>	\$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.

Budget adjusted to reflect actual expenditures of \$2,683,681.93. There will be no more additional expenditures for this activity.

**Location Description:**

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

**Activity Progress Narrative:**

There was no activity to report this quarter. Activity superseded by NSP2-TB-3AH-121. There will be no further expenditures for this activity.



## 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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab B-120

**Projected End Date:**

02/10/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Telesis Baltimore Corporation

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,600,000.00
<b>Total Budget</b>	\$0.00	\$6,600,000.00
<b>Total Obligated</b>	\$0.00	\$6,600,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$6,530,656.85
<b>Program Funds Drawdown</b>	\$0.00	\$4,316,209.33
<b>Program Income Drawdown</b>	\$0.00	\$2,214,447.52
<b>Program Income Received</b>	\$0.00	\$4,997,034.64
<b>Total Funds Expended</b>	\$0.00	\$6,530,656.85
Telesis Baltimore Corporation	\$0.00	\$6,530,656.85
<b>Match Contributed</b>	\$0.00	\$3,702,477.80

**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:**

Telesis Baltimore Corporation has one remaining house in the final phase listed for sale, 315 E. 23rd Street in the Barclay neighborhood. This home will be sold to eligible homeowner earning at or below 80% of the Area Median Income. Expenditures this quarter are for holding costs.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/30
#Energy Star Replacement	0	248/40
#Additional Attic/Roof Insulation	0	32/20
#High efficiency heating plants	0	32/20
#Efficient AC added/replaced	0	32/20
#Replaced thermostats	0	32/20
#Replaced hot water heaters	0	32/20
#Light Fixtures (indoors) replaced	0	312/20
#Light fixtures (outdoors)	0	62/20
#Refrigerators replaced	0	32/20
#Clothes washers replaced	0	32/20
#Dishwashers replaced	0	32/20
#Low flow toilets	0	87/20
#Low flow showerheads	0	62/20
#Units with bus/rail access	0	31/30
#Units exceeding Energy Star	0	31/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/30
# of Singlefamily Units	0	32/30

## 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	6/0	32/30	18.75
# Owner Households	0	0	0	0/0	6/0	32/30	18.75

## 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	



**Project # / Title: NSP2-5FM / Financing Mechanisms A**

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

<b>Activity Category:</b> Homeownership Assistance to low- and moderate-income	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NSP2-5FM	<b>Project Title:</b> Financing Mechanisms A
<b>Projected Start Date:</b> 02/11/2010	<b>Projected End Date:</b> 02/11/2015
<b>Benefit Type:</b> Direct ( HouseHold )	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> Healthy Neighborhoods, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$75,000.00
<b>Total Budget</b>	\$0.00	\$75,000.00
<b>Total Obligated</b>	\$0.00	\$75,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$75,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$37,939.43
<b>Program Income Drawdown</b>	\$0.00	\$37,060.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
<b>Match Contributed</b>	\$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:

There was no activity to report this quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25
# of Singlefamily 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	3/10	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	

