

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-09-CN-MD-0011

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Healthy Neighborhoods Inc.

Contract End Date:

02/10/2013

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$26,092,880.00

Grant Status:

Active

QPR Contact:

Lisa R Evans

Estimated PIRL 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 "

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 "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.

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:

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, affor

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 three houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$528,000 for homeowners 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

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

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,157,633.12
Total Budget	\$1,890,952.44	\$47,157,633.12
Total Obligated	\$2,317,761.31	\$33,184,806.89
Total Funds Drawdown	\$3,313,632.44	\$31,078,143.87
Program Funds Drawdown	\$1,559,497.15	\$21,208,678.39
Program Income Drawdown	\$1,754,135.29	\$9,869,465.48
Program Income Received	\$1,105,219.42	\$9,981,484.21
Total Funds Expended	\$2,825,441.22	\$30,853,947.02
Match Contributed	\$188,900.00	\$1,642,226.80

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	\$1,642,226.80
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$2,060,349.25
Limit on State Admin	\$0.00	\$2,060,349.25

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$3,000,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$14,010,978.18

Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) fully expended its grant three months prior to the February 2013 deadline. The total from the inception of the grant through March 31, 2013 of program funds and program income spent was \$30,853,947.02 equaling 118% of the total grant amount. Proceeds from houses sold total just under ten million dollars at \$9,981,484.21. The proceeds of sale were used to continue the program. A total of \$2,826,317.35 was expended during the quarter comprising \$1,546,619.95 of program funds and \$1,279,697.40 of program income.

During January, February, and March of 2013, 11 homes were sold to eligible homeowners. From the beginning of the program through March 31, 2013, a total of 90 completely renovated homes have been sold to eligible borrowers by the development partners in seven of the designated neighborhoods. An additional 25 home buyers have bought a vacant or foreclosed house for their primary residence through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. This quarter, one home was purchased through the Direct Purchase Program in the Reservoir Hill neighborhood. NSP 2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and provide closing cost assistance.

NSP2 development partners acquired five vacant or foreclosed houses during this quarter for a total of 143 houses

since the inception of the grant. The houses will be renovated completely and sold to eligible homeowners earning less than 120% of Area Median Income.

Rehabilitation of the house and former studio at 2408 Linden Avenue in the Reservoir Hill neighborhood was completed in February. Two of the five apartments were occupied and the remaining three are expected to be filled in April. The apartments are being rented to eligible households earning at or below 50% of Area Median Income. The Women’s Housing Coalition, Inc. owns and is managing the five units of permanent rental housing for very low income women and children who were formerly homeless.

Also in the Reservoir Hill community, Druid Heights Community Development Corporation, Inc. sold one home this quarter on Newington Avenue to an eligible homeowners earning at or below 120% of Area Median Income.

Rehabilitation work began this quarter on four houses: 617 Lennox Avenue, 2430 Linden Avenue, 2518 Brookfield, and 2228 Linden Avenue. The construction contract was awarded to Harbor Development. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income. The Lennox Avenue house is under contract of sale prior to completion.

Two homes in the Belair-Edison neighborhood, one in the Ednor Gardens neighborhood, and one in the Waverly community were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. Six additional homes are under contracts of sale. One house at 3285 Chesterfield Avenue was purchased by St. Ambrose in the Belair-Edison neighborhood. Upon completion of the renovation, the home will be sold to eligible homeowner earning at or below 120% of Area Median Income. Six additional properties are under construction in the Belair Edison and Barclay neighborhoods.

Telesis Baltimore Corporation sold two homes in the 2200 block of Guilford Avenue. The last two homes from the second phase of 12 houses in the Barclay neighborhood are under contracts of sale. Pre development activity is underway for a third phase of homeownership units in Barclay. The homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., purchased two houses: 3200 Ellerslie Avenue in Waverly and at 906 McKewin Avenue in the Ednor Gardens neighborhood. A construction contract was awarded to Urban Built for the Ellerslie house and for 3650 Ellerslie which was purchased in October. A scope of work for McKewin Avenue was begun and will be bid in April. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Community Solutions, LLC, through its subsidiary Homework LLC, purchased 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood at the very end of last quarter. Rehabilitation is underway and is expected to be completed by early summer. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

In January, Habitat for Humanity of the Chesapeake, Inc. purchased 435 Montford Avenue in McElderry Park. The home will be completely renovated. Upon completion of the renovation, the home will be sold to an eligible homeowner earning at or below 50% of Area Median Income. Habitat has completed rehabilitation of four homes this quarter. Construction work began on two additional houses in the Patterson Park and McElderry Park neighborhoods.

A total of 78.92 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from construction activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2-1AD, Administration	\$139,655.78	\$2,609,288.00	\$1,248,444.22
NSP2-2AH-050, Acquisition/Rehab B-050	\$367,264.02	\$12,500,000.00	\$6,416,866.89
NSP2-3AH-120, Acquisition/Rehab B-120	\$1,052,577.35	\$26,500,000.00	\$13,505,427.85
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

09/01/2012

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:

Community Solutions, LLC

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$528,000.00
Total Budget	\$0.00	\$528,000.00
Total Obligated	\$0.00	\$93,683.07
Total Funds Drawdown	\$0.00	\$93,683.07
Program Funds Drawdown	\$0.00	\$7,183.01
Program Income Drawdown	\$0.00	\$86,500.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,761.93	\$74,950.17
Community Solutions, LLC	\$11,761.93	\$74,950.17
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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.

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, LLC, through its subsidiary Homework LLC, purchased 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood at the very end of last quarter. Rehabilitation is underway and is expected to be completed by early summer. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP2-DH-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, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$61,630.18
Total Budget	\$0.00	\$61,630.18
Total Obligated	\$0.00	\$61,630.18
Total Funds Drawdown	\$0.00	\$59,259.18
Program Funds Drawdown	\$0.00	\$43,040.18
Program Income Drawdown	\$0.00	\$16,219.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$59,259.18
Druid Heights Community Development Corporation, Inc.	\$0.00	\$59,259.18
Match Contributed	\$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

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct (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, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,675,000.00
Total Budget	\$0.00	\$1,675,000.00
Total Obligated	\$0.00	\$1,675,000.00
Total Funds Drawdown	\$0.00	\$1,631,602.01
Program Funds Drawdown	\$0.00	\$1,166,205.41
Program Income Drawdown	\$0.00	\$465,396.60
Program Income Received	\$0.00	\$173,161.07
Total Funds Expended	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation, Inc.	\$0.00	\$1,623,617.01
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

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 Total	Cumulative Actual Total / Expected 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	



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 (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, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,525,000.00
Total Budget	\$0.00	\$5,525,000.00
Total Obligated	\$470,882.01	\$3,240,844.51
Total Funds Drawdown	\$651,013.35	\$3,142,097.35
Program Funds Drawdown	\$447,055.40	\$1,727,222.22
Program Income Drawdown	\$203,957.95	\$1,414,875.13
Program Income Received	\$200,656.51	\$1,126,518.74
Total Funds Expended	\$445,676.35	\$2,936,760.36
Druid Heights Community Development Corporation, Inc.	\$445,676.35	\$2,936,760.36
Match Contributed	\$10,000.00	\$73,500.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. sold one home this quarter on Newington Avenue to an eligible homeowners earning at or below 120% of Area Median Income.

Four houses at 617 Lennox Avenue, 2430 Linden Avenue, 2518 Brookfield, and 2228 Linden Avenue were undergoing rehabilitation this quarter. The construction contract was awarded to Harbor Development. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income. The Lennox Avenue house is under contract of sale prior to completion.

Matching funds were from Baltimore City's Vacants to Value program for \$10,000.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		7/15
#Energy Star Replacement Windows		8		40/20
#Additional Attic/Roof Insulation		1		7/10
#High efficiency heating plants		1		7/10
#Efficient AC added/replaced		1		7/10
#Replaced thermostats		1		8/10
#Replaced hot water heaters		1		8/10
#Light Fixtures (indoors) replaced		8		56/10
#Light fixtures (outdoors) replaced		2		14/10
#Refrigerators replaced		1		8/10
#Clothes washers replaced		1		8/10
#Dishwashers replaced		1		8/10
#Low flow toilets		3		18/10
#Low flow showerheads		2		14/10
#Units with bus/rail access		1		8/15
#Units exceeding Energy Star		1		6/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		8/15
# of Singlefamily Units		1		8/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	2/0	7/15	28.57
# Owner Households	0	0	1	0/0	2/0	7/15	28.57

Activity Locations

Address	City	County	State	Zip	Status / Accept
924 Newington Ave	Baltimore		Maryland	21217-4631	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Benefit Type:

Direct (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, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$10,952.50
Total Budget	\$0.00	\$10,952.50
Total Obligated	\$0.00	\$10,952.50
Total Funds Drawdown	\$0.00	\$10,952.50
Program Funds Drawdown	\$0.00	\$1,065.00
Program Income Drawdown	\$0.00	\$9,887.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$10,952.50
Druid Heights Community Development Corporation, Inc.	\$0.00	\$10,952.50
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

NSP2 funds 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:

This project has been determined to be infeasible. The activity represented pre development due diligence 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 found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-FD-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:

French Development Company

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$0.00	\$62,509.15
Total Funds Drawdown	\$0.00	\$62,181.27
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$62,181.27
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$62,181.27
French Development Company	\$0.00	\$62,181.27
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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:

There was no activity to report this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-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 (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:

Govans Ecumenical Development Corporation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$120,000.00	\$1,000,000.00
Total Obligated	\$125,304.73	\$213,092.09
Total Funds Drawdown	\$125,304.73	\$201,162.09
Program Funds Drawdown	\$18,955.94	\$66,300.58
Program Income Drawdown	\$106,348.79	\$134,861.51
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$125,304.73	\$201,162.09
Govans Ecumenical Development Corporation	\$125,304.73	\$201,162.09
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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., purchased two houses: 3200 Ellerslie Avenue in the Waverly neighborhood and at 906 McKewin Avenue in the Ednor Gardens neighborhood. A construction contract was awarded to Urban Built for 3200 Ellerslie and for 3650 Ellerslie which was purchased in October. A scope of work for McKewin Avenue was begun and will be bid in April. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/5
#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	0/7
#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-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 (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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,584,541.00
Total Budget	\$0.00	\$4,584,541.00
Total Obligated	\$0.00	\$4,584,541.00
Total Funds Drawdown	\$0.00	\$3,778,048.67
Program Funds Drawdown	\$0.00	\$2,934,407.57
Program Income Drawdown	\$0.00	\$843,641.10
Program Income Received	\$0.00	\$1,122,351.71
Total Funds Expended	\$0.00	\$3,616,662.12
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,616,662.12
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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 Total	Cumulative Actual Total / Expected 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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$1,150,000.00	\$5,500,000.00
Total Obligated	\$186,907.03	\$3,274,254.13
Total Funds Drawdown	\$544,621.23	\$2,880,837.14
Program Funds Drawdown	\$130,487.84	\$1,615,185.11
Program Income Drawdown	\$414,133.39	\$1,265,652.03
Program Income Received	\$0.00	\$1,926,014.31
Total Funds Expended	\$620,147.27	\$3,425,900.55
Habitat for Humanity of the Chesapeake, Inc.	\$620,147.27	\$3,425,900.55
Match Contributed	\$0.00	\$22,000.00

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:

In January, Habitat purchased 435 Montford Avenue in McElderry Park. The home will be completely renovated. Upon completion of the renovation, the home will be sold to an eligible homeowner earning at or below 50% of Area Median Income. Habitat has completed rehabilitation of four homes this quarter. Construction work began on two additional houses in the Patterson Park and McElderry Park neighborhoods.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	18/65
#Energy Star Replacement Windows	0	100/40
#High efficiency heating plants	0	18/40
#Efficient AC added/replaced	0	18/40
#Replaced thermostats	0	18/40
#Replaced hot water heaters	0	18/40
#Light Fixtures (indoors) replaced	0	96/40
#Light fixtures (outdoors) replaced	0	38/40
#Refrigerators replaced	0	18/40
#Clothes washers replaced	0	18/40
#Dishwashers replaced	0	18/40
#Low flow toilets	0	26/40
#Low flow showerheads	0	18/40
#Units with bus/rail access	0	18/65
#Units exceeding Energy Star	0	6/5
# ELI Households (0-30% AMI)	0	5/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	18/65

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	18/60	0/0	19/65	94.74

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

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

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

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$192,151.16
Total Funds Drawdown	\$0.00	\$235,841.41
Program Funds Drawdown	\$0.00	\$229,641.54
Program Income Drawdown	\$0.00	\$6,199.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Funds in this activity were used to acquire and rehabilitate one property. The home was sold to eligible homeowner and will be measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-HC-3AH-121.

Location Description:

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

Activity Progress Narrative:

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
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	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

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$1,100,000.00
Total Funds Drawdown	\$75,526.04	\$1,519,393.24
Program Funds Drawdown	\$75,526.04	\$938,361.27
Program Income Drawdown	\$0.00	\$581,031.97
Program Income Received	\$0.00	\$94,887.58
Total Funds Expended	\$0.00	\$1,073,180.69
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,073,180.69
Match Contributed	\$0.00	\$3,000.00

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	6/6
#Energy Star Replacement Windows	0	32/6



#Additional Attic/Roof Insulation	0	6/3
#High efficiency heating plants	0	6/3
#Efficient AC added/replaced	0	6/3
#Replaced thermostats	0	6/3
#Replaced hot water heaters	0	6/3
#Light Fixtures (indoors) replaced	0	52/3
#Light fixtures (outdoors) replaced	0	12/3
#Refrigerators replaced	0	6/3
#Clothes washers replaced	0	6/3
#Dishwashers replaced	0	6/3
#Low flow toilets	0	8/3
#Low flow showerheads	0	7/3
#Units with bus/rail access	0	6/6

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

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	4/1	6/6	66.67
# Owner Households	0	0	0	0/0	4/1	6/6	66.67

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

()

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

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$215,561.24	\$2,061,563.49
Total Funds Drawdown	\$216,530.68	\$2,060,349.25
Program Funds Drawdown	\$139,655.78	\$1,248,444.22
Program Income Drawdown	\$76,874.90	\$811,905.03
Program Income Received	\$0.00	\$1,091.94
Total Funds Expended	\$287,228.38	\$2,060,937.25
Healthy Neighborhoods, Inc.	\$287,228.38	\$2,060,937.25
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Baltimore, MD

Activity Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) fully expended its grant three months prior to the February 2013 deadline. The total from the inception of the grant through March 31, 2013 of program funds and program income spent was \$30,853,947.02 equaling 118% of the total grant amount. Proceeds from houses sold total just under ten million dollars, \$9,981,484.21. The proceeds of sale were used to continue the program. A total of \$2,826,317.35 was expended during the quarter comprising \$1,546,619.95 of program funds and \$1,279,697.40 of program income.

Staff reviewed the purchase of five houses for the development partners and approved 11 borrowers for purchase. Staff also began the systematic close out and monitoring of completed homes.

Healthy Neighborhoods applied in the beginning of December for two sources of funds, which would be added as leverage to expand its NSP2 activities. In March, \$750,000 grant funds were awarded from Baltimore City's Law Department from an agreement with Wells Fargo. An application was submitted to Maryland's Department of Housing and Community Development for Neighborhood Conservation Initiative National Mortgage Loan Servicing Practices Settlement Funding. Awards are anticipated to be announced in April.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct (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:

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$169,129.84
Total Funds Drawdown	\$1,205.84	\$144,745.00
Program Funds Drawdown	\$1,205.84	\$99,231.50
Program Income Drawdown	\$0.00	\$45,513.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,205.84	\$144,745.00
Healthy Neighborhoods, Inc.	\$16,205.84	\$144,745.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Repairs of \$1,205.84 were completed on houses purchased by homeowners in previous quarters. A total of \$15,000 was added to the expenditures to correct funds listed in the activity NSP2-HN-3AH-120.



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-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:

Under Way

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, 2013	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$1,410.00	\$604,561.61
Total Funds Drawdown	\$34,466.50	\$572,967.91
Program Funds Drawdown	\$8,465.50	\$381,395.91
Program Income Drawdown	\$26,001.00	\$191,572.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,179.50	\$580,364.91
Healthy Neighborhoods, Inc.	\$21,179.50	\$580,364.91
Match Contributed	\$15,000.00	\$21,000.00

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, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

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

Location Description:

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

Activity Progress Narrative:

One home was purchased in the Reservoir Hill neighborhood through the Healthy Neighborhoods Direct Purchase Program. Neighborhood Stabilization Program 2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and closing cost assistance.

Matching funds for down payment and closing costs came from Wells Fargo City Lift Program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	17/28
# of Parcels acquired voluntarily	1	17/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	17/28
# of Singlefamily Units	1	17/28

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	8/10	17/28	47.06
# Owner Households	0	0	1	0/0	8/10	17/28	47.06

Activity Locations

Address	City	County	State	Zip	Status / Accept
817 Newington Ave	Baltimore		Maryland	21217-4630	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

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, 2013	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$75,000.00
Total Funds Drawdown	\$0.00	\$75,000.00
Program Funds Drawdown	\$0.00	\$37,939.43
Program Income Drawdown	\$0.00	\$37,060.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

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 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 (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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$64,807.00
Total Budget	\$0.00	\$64,807.00
Total Obligated	\$0.00	\$33,238.00
Total Funds Drawdown	\$0.00	\$33,238.00
Program Funds Drawdown	\$0.00	\$33,238.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$31,569.00	\$64,807.00
St. Ambrose Housing Aid Center, Inc.	\$31,569.00	\$64,807.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

A correction was made to a voucher and added back to 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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$683,250.00	\$1,500,000.00
Total Obligated	\$360,448.87	\$392,017.87
Total Funds Drawdown	\$218,523.02	\$940,611.71
Program Funds Drawdown	\$0.00	\$537,236.94
Program Income Drawdown	\$218,523.02	\$403,374.77
Program Income Received	\$147,790.31	\$147,790.31
Total Funds Expended	\$327,339.74	\$358,908.74
St. Ambrose Housing Aid Center, Inc.	\$327,339.74	\$358,908.74
Match Contributed	\$69,000.00	\$89,000.00

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.

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:

Numerous vouchers were changed which originally were attributed to houses for households earning less than 120% of Area Median Income. The final homebuyers' incomes were less than 50% of Area Median Income and costs were moved to this activity. Two homes in the Waverly neighborhood and one in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to a first time home owners during this quarter with an income at or below 50% of Area Median Income. The home buyers received funds for a portion of their closing costs. Matching funds for down payment and closing costs came from Baltimore City's Vacants 2 Value and Community Development Block Grant Program, Wells Fargo City Lift Program, Maryland's Settlement Expense Loan Program, and Live Baltimore's Trolley incentive.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	3	5/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	5/2
# of Singlefamily Units	3	5/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	5/2	0/0	5/2	100.00
# Owner Households	3	0	3	5/2	0/0	5/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3742 Elmora Ave	Baltimore		Maryland	21213-1955	Match / Y
620 McKewin Ave	Baltimore		Maryland	21218-2542	Match / Y
629 Melville Ave	Baltimore		Maryland	21218-2552	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP2-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:

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, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,125,000.00
Total Budget	(\$75,000.00)	\$3,125,000.00
Total Obligated	\$0.00	\$3,124,762.52
Total Funds Drawdown	\$37,887.65	\$2,809,684.89
Program Funds Drawdown	\$0.00	\$2,409,422.19
Program Income Drawdown	\$37,887.65	\$400,262.70
Program Income Received	\$0.00	\$492,135.14
Total Funds Expended	(\$89,980.82)	\$2,885,009.43
St. Ambrose Housing Aid Center, Inc.	(\$89,980.82)	\$2,885,009.43
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Vouchers were switched from this activity because the homebuyer's income was under 50% of Area Median Income.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$50,000.00	\$5,500,000.00
Total Obligated	\$517,197.81	\$4,450,000.00
Total Funds Drawdown	\$829,333.34	\$3,105,485.30
Program Funds Drawdown	\$293,185.74	\$1,941,768.78
Program Income Drawdown	\$536,147.60	\$1,163,716.52
Program Income Received	\$418,130.84	\$1,651,050.35
Total Funds Expended	\$449,789.24	\$3,580,164.77
St. Ambrose Housing Aid Center, Inc.	\$449,789.24	\$3,580,164.77
Match Contributed	\$64,900.00	\$193,768.80

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:

A total of \$718,717.12 was expended this quarter in this activity. A total of \$268,927.88 in vouchers were switched from this activity because the homebuyer's income was under 50% of Area Median Income. A balance of \$449,789.24 was entered to correct the total expended. Two homes in the Belair-Edison neighborhood, one in the Ednor Gardens neighborhood, and one in the Waverly community were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. Six additional homes are under contracts of sale. One house was purchased by St. Ambrose in the Belair-Edison neighborhood, 3285 Chesterfield Avenue. Upon completion of the renovation, the home will be sold to eligible homeowner earning at or below 120% of Area Median Income.



Six additional properties are under construction in the Belair Edison and Barclay neighborhoods. All of the houses will be sold to eligible homeowners.

Matching funds for borrower's closing costs were from Baltimore City's Vacants 2 Value Maryland's Settlement Expense Loan Program, and Wells Fargo City Lift Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	23/140
#Energy Star Replacement Windows	32	134/100
#Additional Attic/Roof Insulation	4	23/50
#High efficiency heating plants	4	23/50
#Efficient AC added/replaced	4	21/50
#Replaced thermostats	4	23/50
#Replaced hot water heaters	4	23/50
#Light Fixtures (indoors) replaced	32	110/50
#Light fixtures (outdoors) replaced	8	42/50
#Refrigerators replaced	4	23/50
#Clothes washers replaced	4	23/50
#Dishwashers replaced	4	23/50
#Low flow toilets	8	31/50
#Low flow showerheads	4	21/50
#Units with bus/rail access	4	23/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	23/140
# of Singlefamily Units	4	23/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	4	0/0	15/50	23/140	65.22
# Owner Households	0	2	4	0/0	15/50	23/140	65.22

Activity Locations

Address	City	County	State	Zip	Status / Accept
3710 Elkader Rd	Baltimore		Maryland	21218-2004	Match / Y
3843 Elmora Ave	Baltimore		Maryland	21213-1952	Match / Y
4213 Stanwood Ave	Baltimore		Maryland	21206-6446	Match / Y
654 E 37th St	Baltimore		Maryland	21218-2531	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Telesis Baltimore Corporation

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	(\$90,000.00)	\$400,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$210,199.65
Program Funds Drawdown	\$0.00	\$128,366.44
Program Income Drawdown	\$0.00	\$81,833.21
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

No activity planned at this time.

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Acquisition/Rehab B

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct (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:

Telesis Baltimore Corporation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,727,702.44
Total Budget	(\$22,297.56)	\$2,727,702.44
Total Obligated	\$0.00	\$2,727,702.44
Total Funds Drawdown	\$0.00	\$2,683,681.93
Program Funds Drawdown	\$0.00	\$2,292,984.04
Program Income Drawdown	\$0.00	\$390,697.89
Program Income Received	\$0.00	\$1,480,879.94
Total Funds Expended	\$0.00	\$2,700,023.96
Telesis Baltimore Corporation	\$0.00	\$2,700,023.96
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,000,000.00
Total Budget	\$0.00	\$6,000,000.00
Total Obligated	\$229,606.61	\$3,467,891.25
Total Funds Drawdown	\$228,730.44	\$3,266,961.33
Program Funds Drawdown	\$209,388.73	\$2,343,877.90
Program Income Drawdown	\$19,341.71	\$923,083.43
Program Income Received	\$338,641.76	\$1,765,603.12
Total Funds Expended	\$228,730.44	\$3,460,818.95
Telesis Baltimore Corporation	\$228,730.44	\$3,460,818.95
Match Contributed	\$30,000.00	\$1,239,958.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Telesis Baltimore Corporation sold two homes in the 2200 block of Guilford Avenue. The last two homes from the second phase of 12 houses in the Barclay neighborhood are under contracts of sale.

Pre development activity is underway for a third phase of homeownership units in Barclay. The homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Matching funds for closing costs for the buyer came from Baltimore City's Vacants 2 Value program, from Maryland's Settlement Expense Loan Program, and from Live Baltimore's Trolley incentive.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		2		17/30
#Energy Star Replacement Windows		18		100/40
#Additional Attic/Roof Insulation		2		17/20
#High efficiency heating plants		2		17/20
#Efficient AC added/replaced		2		17/20
#Replaced thermostats		2		17/20
#Replaced hot water heaters		2		17/20
#Light Fixtures (indoors) replaced		16		136/20
#Light fixtures (outdoors) replaced		4		34/20
#Refrigerators replaced		2		17/20
#Clothes washers replaced		2		17/20
#Dishwashers replaced		2		17/20
#Low flow toilets		6		50/20
#Low flow showerheads		4		34/20
#Units with bus/rail access		1		16/30
#Units exceeding Energy Star		1		16/20

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		2		17/30
# of Singlefamily Units		2		17/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/0	3/0	17/30	17.65
# Owner Households	0	1	2	0/0	3/0	17/30	17.65

Activity Locations

Address	City	County	State	Zip	Status / Accept
2234 Guilford Ave	Baltimore		Maryland	21218-5818	Match / Y
2238 Guilford Ave	Baltimore		Maryland	21218-5818	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab/Rental B

Activity Category:

Rehabilitation/reconstruction of residential structures

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:

Women's Housing Coalition, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total Budget	\$75,000.00	\$1,700,000.00
Total Obligated	\$210,443.01	\$1,570,282.08
Total Funds Drawdown	\$350,489.62	\$1,560,160.97
Program Funds Drawdown	\$235,570.34	\$1,026,161.15
Program Income Drawdown	\$114,919.28	\$533,999.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$350,489.62	\$1,560,160.97
Women's Housing Coalition, Inc.	\$350,489.62	\$1,560,160.97
Match Contributed	\$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:

Rehabilitation of the house and former studio at 2408 Linden Avenue in the Reservoir Hill neighborhood was completed in February. Two of the five apartments were occupied and the remaining three are expected to be filled in April. The apartments are being rented to eligible households earning at or below 50% of Area Median Income. The Women's Housing Coalition, Inc. owns and is managing the five units of permanent rental housing for very low income women and children who were formerly homeless.

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

April 1, 2013 thru June 30, 2013 Performance Report



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 Amount:
\$26,092,880.00

Grant Status:
Active

QPR Contact:
Lisa R Evans

Estimated PIRL Funds:
\$22,000,000.00

Total Budget:
\$48,092,880.00

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 "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 three houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$528,000 for homeowners 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

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

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall

Total Projected Budget from All Sources

Total Budget

This Report Period

N/A

\$5,306,098.00

To Date

\$44,591,921.12

\$44,591,921.12



Total Obligated	\$3,013,531.07	\$36,198,337.96
Total Funds Drawdown	\$2,499,241.15	\$33,577,385.02
Program Funds Drawdown	\$906,001.28	\$22,114,679.67
Program Income Drawdown	\$1,593,239.87	\$11,462,705.35
Program Income Received	\$1,481,221.14	\$11,462,705.35
Total Funds Expended	\$2,655,586.87	\$33,509,533.89
Match Contributed	\$203,000.00	\$1,845,226.80

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	\$1,845,226.80
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$2,262,570.50
Limit on State Admin	\$0.00	\$2,262,570.50

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$13,010,978.18

Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through June 30, 2013 a total of program funds and program income of \$33,509,533.89 equaling 128% of the total grant amount. Proceeds from houses sold total \$11,462,705.35. The proceeds of sale were used to continue the program. A total of \$2,653,128.76 was expended during the quarter comprising \$1,043,614.10 of program funds and \$1,609,514.66 of program income.

During April, May, and June of 2013, 13 homes were sold to eligible homeowners. From the beginning of the program, a total of 101 completely renovated homes have been sold to eligible borrowers by the development partners in seven of the designated neighborhoods.

An additional 27 home buyers have bought a vacant or foreclosed house for their primary residence through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. This quarter, two homes were purchased in the Ednor Gardens neighborhood. NSP 2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and provide closing cost assistance.

NSP2 development partners acquired 14 vacant or foreclosed houses during this quarter for a total of 157 houses since the inception of the grant. Thirteen are in the Barclay neighborhood. Telesis Baltimore Corporation will combine them with two previously purchased houses for a total of 15 houses for its third homeownership phase. The houses are located at 2014, 2016, 2028, 2030, 2032, and 2034 N. Calvert Street; 2232 Guilford Avenue; 315 and 317 East 23rd Street; and 311, 316, 320, 323, 336, and 338 East 22nd Street. Rehabilitation on the properties is expected to begin early next quarter. Southway Builders is the general contractor for the

project. Twelve of the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income and three of the homes will be sold to eligible homeowners earning at or below 80% of Area Median Income. Telesis sold two homes in the 2200 block of Guilford Avenue. These represented the last two homes from the second phase of 12 houses in the Barclay neighborhood.

Four homes in the Belair-Edison neighborhood and one in the Ednor Gardens neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible home owners. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. Five additional homes were under contracts of sale. Six additional properties are under construction in the Belair-Edison and Barclay neighborhoods. 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, Inc. sold one home this quarter on Park Avenue to an eligible homeowner. Two houses at 617 Lennox Avenue and 2518 Brookfield were under contracts of sale by the end of the quarter. The house at 2228 Linden Avenue was completed, listed for sale, and once sold, Druid Heights will complete all of its homes acquired through NSP2. During the next quarter, they will begin targeting future houses for acquisition.

Habitat for Humanity of the Chesapeake, Inc. sold three homes in McElderry Park to eligible homeowners. Neighborhood Stabilization Program 2 funds were provided to the buyer for interest write down and for closing cost assistance. Habitat has completed rehabilitation of six homes this quarter with one under contract of sale and five for sale. Its final two properties in McElderry Park were near completion. In the fall, Habitat will begin acquiring additional houses for sale to eligible home buyers.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., was nearly half way through rehabilitation on two houses at 3200 Ellerslie Avenue and 3650 Ellerslie in the Waverly neighborhood. A contract was awarded to Urban Built for the rehabilitation of 906 McKewin Avenue in the Ednor Gardens neighborhood and construction is expected to begin in early July. In addition, GEDCO purchased 1122 East 36th Street in the Ednor Gardens neighborhood. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development Company has begun drawings and scope of work for its property at 135 Luzerne Avenue in Patterson Park. In addition, their offer for a short sale house at 154 Linwood was accepted and settlement is expected in early July.

Community Solutions, LLC, through its subsidiary Homework LLC, continued rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood. The house is expected to be placed on the market in midsummer.

In April, Healthy Neighborhoods was awarded \$2,500,000 in grant funds from the Maryland's Department of Housing and Community Development Neighborhood Conservation Initiative National Mortgage Loan Servicing Practices Settlement Funding. These funds will be added as leverage to expand NSP2 activities. Access to funds is expected in July.

A total of 87.39 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from construction activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$126,916.59	\$3,000,000.00	\$1,375,360.81
NSP2-2AH-050, Acquisition/Rehab B-050	\$107,897.98	\$14,000,000.00	\$6,384,527.24
NSP2-3AH-120, Acquisition/Rehab B-120	\$671,186.71	\$30,500,000.00	\$14,316,852.19
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

09/01/2012

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:

Community Solutions, LLC

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$528,000.00
Total Budget	\$0.00	\$528,000.00
Total Obligated	\$36,760.56	\$130,443.63
Total Funds Drawdown	\$36,760.56	\$130,443.63
Program Funds Drawdown	\$16,714.86	\$23,897.87
Program Income Drawdown	\$20,045.70	\$106,545.76
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$55,493.46	\$130,443.63
Community Solutions, LLC	\$55,493.46	\$130,443.63
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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.

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, LLC, through its subsidiary Homework LLC, continued rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood. The house is expected to be placed on the market in midsummer. The home 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		0/3	
#Energy Star Replacement Windows	0		0/9	
#Additional Attic/Roof Insulation	0		0/3	
#High efficiency heating plants	0		0/3	
#Efficient AC added/replaced	0		0/3	
#Replaced thermostats	0		0/3	
#Replaced hot water heaters	0		0/3	
#Light Fixtures (indoors) replaced	0		0/12	
#Light fixtures (outdoors) replaced	0		0/6	
#Refrigerators replaced	0		0/3	
#Clothes washers replaced	0		0/3	
#Dishwashers replaced	0		0/3	
#Low flow toilets	0		0/5	
#Low flow showerheads	0		0/3	
#Units with bus/rail access	0		0/3	
#Sites re-used	0		0/3	

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

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	0/3	0
# Owner Households	0	0	0	0/0	0/1	0/3	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-2AH-050

Activity Title: Acquisition/Rehab 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:

Druid Heights Community Development Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$61,630.18
Total Budget	\$0.00	\$61,630.18
Total Obligated	\$0.00	\$61,630.18
Total Funds Drawdown	\$0.00	\$59,259.18
Program Funds Drawdown	\$0.00	\$43,040.18
Program Income Drawdown	\$0.00	\$16,219.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$59,259.18
Druid Heights Community Development Corporation, Inc.	\$0.00	\$59,259.18
Match Contributed	\$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-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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,675,000.00
Total Budget	\$0.00	\$1,675,000.00
Total Obligated	\$0.00	\$1,675,000.00
Total Funds Drawdown	\$0.00	\$1,631,602.01
Program Funds Drawdown	\$0.00	\$1,166,205.41
Program Income Drawdown	\$0.00	\$465,396.60
Program Income Received	\$0.00	\$173,161.07
Total Funds Expended	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation, Inc.	\$0.00	\$1,623,617.01
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,525,000.00
Total Budget	\$2,000,000.00	\$5,525,000.00
Total Obligated	\$514,613.05	\$3,755,457.56
Total Funds Drawdown	\$520,117.55	\$3,662,214.90
Program Funds Drawdown	\$207,086.08	\$1,934,308.30
Program Income Drawdown	\$313,031.47	\$1,727,906.60
Program Income Received	\$182,433.07	\$1,308,951.81
Total Funds Expended	\$725,454.55	\$3,662,214.91
Druid Heights Community Development Corporation, Inc.	\$725,454.55	\$3,662,214.91
Match Contributed	\$20,000.00	\$93,500.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. sold one home this quarter on Park Avenue to an eligible homeowner earning at or below 120% of Area Median Income.

Two houses at 617 Lennox Avenue and 2518 Brookfield were under contracts of sale by the end of the quarter. The house at 2228 Linden Avenue was completed and was listed for sale. The house at 2228 Linden Avenue was completed, listed for sale, and once sold, Druid Heights will complete all of its homes acquired through NSP2. During the next quarter, they will begin targeting future houses for acquisition.

Matching funds of \$15,000 were from Wells Fargo City Lift program and \$5,000 was from the Baltimore City's Community Development Block Grant Program.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		8/15
#Energy Star Replacement Windows		8		48/20
#Additional Attic/Roof Insulation		1		8/10
#High efficiency heating plants		1		8/10
#Efficient AC added/replaced		1		8/10
#Replaced thermostats		1		9/10
#Replaced hot water heaters		1		9/10
#Light Fixtures (indoors) replaced		8		64/10
#Light fixtures (outdoors) replaced		2		16/10
#Refrigerators replaced		1		9/10
#Clothes washers replaced		1		9/10
#Dishwashers replaced		1		9/10
#Low flow toilets		2		20/10
#Low flow showerheads		2		16/10
#Units with bus/rail access		1		9/15
#Units exceeding Energy Star		0		6/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		9/15
# of Singlefamily Units		1		9/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	3/0	8/15	37.50
# Owner Households	0	1	1	0/0	3/0	8/15	37.50

Activity Locations

Address	City	County	State	Zip	Status / Accept
2210 Park Ave	Baltimore		Maryland	21217-4846	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

06/01/2011

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$10,952.50
Total Budget	\$0.00	\$10,952.50
Total Obligated	\$0.00	\$10,952.50
Total Funds Drawdown	\$0.00	\$10,952.50
Program Funds Drawdown	\$0.00	\$1,065.00
Program Income Drawdown	\$0.00	\$9,887.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$10,952.50
Druid Heights Community Development Corporation, Inc.	\$0.00	\$10,952.50
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

NSP2 funds 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:

This project has been determined to be infeasible. The activity represented pre development due diligence 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	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/0
# 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

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

French Development Company

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$76,910.24	\$139,419.39
Total Funds Drawdown	\$76,175.24	\$138,356.51
Program Funds Drawdown	\$67,854.18	\$67,854.18
Program Income Drawdown	\$8,321.06	\$70,502.33
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,321.06	\$70,502.33
French Development Company	\$8,321.06	\$70,502.33
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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 has begun drawings and scope of work for its property at 135 Luzerne Avenue in Patterson Park. In addition, their offer for a short sale house at 154 Linwood was accepted and settlement is expected in early July.

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

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$493,616.98	\$706,709.07
Total Funds Drawdown	\$147,996.98	\$349,159.07
Program Funds Drawdown	\$17,281.00	\$83,581.58
Program Income Drawdown	\$130,715.98	\$265,577.49
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$147,996.98	\$349,159.07
Govans Ecumenical Development Corporation	\$147,996.98	\$349,159.07
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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., was nearly half way through rehabilitation on two houses at 3200 Ellerslie Avenue and 3650 Ellerslie in the Waverly neighborhood. A contract was awarded to Urban Built for the rehabilitation of 906 McKewin Avenue in the Ednor Gardens neighborhood and construction is expected to begin in early July. In addition, GEDCO purchased 1122 East 36th Street in the Ednor Gardens neighborhood. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/5
#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	0/7
#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-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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,584,541.00
Total Budget	(\$15,459.00)	\$4,584,541.00
Total Obligated	\$0.00	\$4,584,541.00
Total Funds Drawdown	\$0.00	\$3,778,048.67
Program Funds Drawdown	\$0.00	\$2,934,407.57
Program Income Drawdown	\$0.00	\$843,641.10
Program Income Received	\$0.00	\$1,122,351.71
Total Funds Expended	\$0.00	\$3,616,662.12
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,616,662.12
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$500,000.00	\$5,000,000.00
Total Obligated	\$483,148.60	\$3,757,402.73
Total Funds Drawdown	\$472,259.77	\$3,353,096.91
Program Funds Drawdown	\$73,868.09	\$1,689,053.20
Program Income Drawdown	\$398,391.68	\$1,664,043.71
Program Income Received	\$0.00	\$1,926,014.31
Total Funds Expended	\$484,330.60	\$3,910,231.15
Habitat for Humanity of the Chesapeake, Inc.	\$484,330.60	\$3,910,231.15
Match Contributed	\$20,000.00	\$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:

In May, Habitat sold a house at 433 Montford Avenue in McElderry Park to an eligible homeowner earning at or below 50% of Area Median Income. Neighborhood Stabilization Program funds were provided to the buyer for interest write down and for closing cost assistance. Habitat has completed rehabilitation of six homes this quarter with one under contract of sale and five for sale. Its final two properties in McElderry Park were near completion. In the fall, Habitat will begin acquiring additional houses for sale to eligible home buyers. Matching funds for the buyers of in the amount of \$5,000 was provided from Baltimore City's Vacants 2 Value program and \$15,000 came from the Wells Fargo City Lift program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	19/65
#Energy Star Replacement Windows	8	108/40
#High efficiency heating plants	1	19/40
#Efficient AC added/replaced	1	19/40
#Replaced thermostats	1	19/40
#Replaced hot water heaters	1	19/40
#Light Fixtures (indoors) replaced	8	104/40
#Light fixtures (outdoors) replaced	2	40/40
#Refrigerators replaced	1	19/40
#Clothes washers replaced	1	19/40
#Dishwashers replaced	1	19/40
#Low flow toilets	2	28/40
#Low flow showerheads	1	19/40
#Units with bus/rail access	1	19/65
#Units exceeding Energy Star	1	7/5
# ELI Households (0-30% AMI)	0	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	19/65

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	19/60	0/0	20/65	95.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
433 N Montford Ave	Baltimore		Maryland	21224-1018	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP2-3AH-120

Project Title:
 Acquisition/Rehab B-120

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2015

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

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

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$50,000.00	\$250,000.00
Total Obligated	\$0.00	\$192,151.16
Total Funds Drawdown	\$0.00	\$235,841.41
Program Funds Drawdown	\$0.00	\$229,641.54
Program Income Drawdown	\$0.00	\$6,199.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Funds in this activity were used to acquire and rehabilitate one property. The home was sold to eligible homeowner and will be measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-HC-3AH-121.

Location Description:

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

Activity Progress Narrative:

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
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	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	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,525,000.00
Total Budget	\$425,000.00	\$1,525,000.00
Total Obligated	\$0.00	\$1,100,000.00
Total Funds Drawdown	\$12,070.83	\$1,531,464.07
Program Funds Drawdown	\$0.00	\$938,361.27
Program Income Drawdown	\$12,070.83	\$593,102.80
Program Income Received	\$200,797.32	\$295,684.90
Total Funds Expended	\$0.00	\$1,073,180.69
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,073,180.69
Match Contributed	\$3,000.00	\$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:

Habitat sold two homes this quarter in the McElderry Park neighborhood at 201 N. Streeper Street and 203 Lakewood Avenue. The homes were purchased by eligible homeowners earning at or below 120% of Area Median Income. Neighborhood Stabilization Program funds were provided to the buyers for interest write down and for closing cost assistance. Matching funds of \$3,000 were provided to one buyer from the Live Near Your Work Program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	8/6
#Energy Star Replacement Windows	16	48/6
#Additional Attic/Roof Insulation	2	8/3
#High efficiency heating plants	2	8/3
#Efficient AC added/replaced	2	8/3
#Replaced thermostats	2	8/3
#Replaced hot water heaters	2	8/3
#Light Fixtures (indoors) replaced	16	68/3
#Light fixtures (outdoors) replaced	4	16/3
#Refrigerators replaced	2	8/3
#Clothes washers replaced	2	8/3
#Dishwashers replaced	2	8/3
#Low flow toilets	4	12/3
#Low flow showerheads	2	9/3
#Units with bus/rail access	2	8/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/6
# of Singlefamily Units	2	8/6

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	6/1	8/6	75.00
# Owner Households	0	2	2	0/0	6/1	8/6	75.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
201 N Streeper St	Baltimore		Maryland	21224-1229	Match / Y
203 N Lakewood Ave	Baltimore		Maryland	21224-1111	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP2-HN-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, 2013

N/A

To Date

\$2,609,288.00

Total Budget

\$0.00

\$2,609,288.00

Total Obligated

\$201,557.01

\$2,263,120.50

Total Funds Drawdown

\$202,221.25

\$2,262,570.50

Program Funds Drawdown

\$126,916.59

\$1,375,360.81

Program Income Drawdown

\$75,304.66

\$887,209.69

Program Income Received

\$0.00

\$1,091.94

Total Funds Expended

\$202,221.25

\$2,263,158.50

Healthy Neighborhoods, Inc.

\$202,221.25

\$2,263,158.50

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

Baltimore, MD

Activity Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through June 30, 2013 a total of program funds and program income of \$33,509,533.89 equaling 128% of the total grant amount. Proceeds from houses sold total \$11,462,705.35. The proceeds of sale were used to continue the program. A total of \$2,653,128.76 was expended during the quarter comprising \$1,043,614.10 of program funds and \$1,609,514.66 of program income.

Staff reviewed the purchase of 14 houses for the development partners and approved 13 borrowers for purchase. Staff continued the systematic close out and monitoring of completed homes.

In April, Healthy Neighborhoods was awarded \$2,500,000 in grant funds from the Maryland's Department of Housing and Community Development Neighborhood Conservation Initiative National Mortgage Loan Servicing Practices Settlement Funding. These funds will be added as leverage to expand NSP2 activities. The Grant Agreement was signed by Healthy Neighborhoods and access to funds is expected in July.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$169,129.84
Total Funds Drawdown	\$0.00	\$144,745.00
Program Funds Drawdown	\$0.00	\$99,231.50
Program Income Drawdown	\$0.00	\$45,513.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



# of Parcels acquired voluntarily	0	1/0
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	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-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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$0.00	\$750,000.00
Total Obligated	\$34,216.80	\$638,778.41
Total Funds Drawdown	\$53,923.00	\$626,890.91
Program Funds Drawdown	\$27,149.00	\$408,544.91
Program Income Drawdown	\$26,774.00	\$218,346.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$53,923.00	\$634,287.91
Healthy Neighborhoods, Inc.	\$53,923.00	\$634,287.91
Match Contributed	\$35,000.00	\$56,000.00

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, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

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

Location Description:

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

Activity Progress Narrative:

Two homes were purchased in the Ednor Gardens neighborhood through the Healthy Neighborhoods Direct Purchase Program. Neighborhood Stabilization Program 2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and closing cost assistance.

Matching funds for down payment and closing costs came from \$30,000 of Wells Fargo City Lift Program and \$5,000 from Baltimore City's Vacants 2 Value program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	19/28
# of Parcels acquired voluntarily	2	19/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	19/28
# of Singlefamily Units	2	19/28

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	10/10	19/28	52.63
# Owner Households	0	2	2	0/0	10/10	19/28	52.63

Activity Locations

Address	City	County	State	Zip	Status / Accept
3704 Kimble Rd	Baltimore		Maryland	21218-2028	Match / Y
917 Chestnut Hill Ave	Baltimore		Maryland	21218-2017	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$75,000.00
Total Funds Drawdown	\$0.00	\$75,000.00
Program Funds Drawdown	\$0.00	\$37,939.43
Program Income Drawdown	\$0.00	\$37,060.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

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 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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$64,807.00
Total Budget	\$31,557.00	\$64,807.00
Total Obligated	\$0.00	\$33,238.00
Total Funds Drawdown	\$0.00	\$33,238.00
Program Funds Drawdown	\$0.00	\$33,238.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$64,807.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$64,807.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$250,000.00	\$1,000,000.00
Total Obligated	\$511,752.10	\$903,769.97
Total Funds Drawdown	\$3,535.70	\$902,186.84
Program Funds Drawdown	\$0.00	\$525,365.75
Program Income Drawdown	\$3,535.70	\$376,821.09
Program Income Received	\$320,487.22	\$468,277.53
Total Funds Expended	\$511,707.10	\$870,615.84
St. Ambrose Housing Aid Center, Inc.	\$511,707.10	\$870,615.84
Match Contributed	\$35,000.00	\$124,000.00

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.

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:

Numerous vouchers were changed equaling \$511,707.10 which originally were attributed to houses for households earning less than 120% of Area Median Income. The final homebuyers' incomes were less than 50% of Area Median Income and costs were moved to this activity. The costs are reflected in this quarter's expenditure line. Two homes in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to first time home owners with incomes at or below 50% of Area Median Income. The home buyers received assistance for a portion of their closing costs. Matching funds for down payment and closing costs came from Wells Fargo City Lift Program at \$15,000, \$5,000 from The Federal Home Loan Bank, and \$15,000 from Baltimore City's Vacants 2 Value Program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	7/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	7/2
# of Singlefamily Units	2	7/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	7/2	0/0	7/2	100.00
# Owner Households	2	0	2	7/2	0/0	7/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
4362 Sheldon Ave	Baltimore		Maryland	21206-6437	Match / Y
3579 Juneway	Baltimore		Maryland	21213-1942	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: NSP2-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.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,125,000.00
Total Budget	\$0.00	\$3,125,000.00
Total Obligated	\$0.00	\$3,124,762.52
Total Funds Drawdown	\$0.00	\$2,809,684.89
Program Funds Drawdown	\$0.00	\$2,409,422.19
Program Income Drawdown	\$0.00	\$400,262.70
Program Income Received	\$0.00	\$492,135.14
Total Funds Expended	(\$115,907.50)	\$2,769,101.93
St. Ambrose Housing Aid Center, Inc.	(\$115,907.50)	\$2,769,101.93
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Numerous vouchers were changed equaling \$115,907.50 which originally were attributed to houses for households earning less than 120% of Area Median Income. The final homebuyers' incomes were less than 50% of Area Median Income and costs were moved to that 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	



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	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,900,000.00
Total Budget	\$400,000.00	\$4,900,000.00
Total Obligated	\$221,179.39	\$4,671,179.39
Total Funds Drawdown	\$574,519.40	\$3,721,965.27
Program Funds Drawdown	\$127,734.17	\$2,081,374.14
Program Income Drawdown	\$446,785.23	\$1,640,591.13
Program Income Received	\$422,727.39	\$2,073,777.74
Total Funds Expended	\$182,385.50	\$3,762,550.27
St. Ambrose Housing Aid Center, Inc.	\$182,385.50	\$3,762,550.27
Match Contributed	\$50,000.00	\$243,768.80

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 in the Belair-Edison neighborhood and one in the Ednor Gardens neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible home owners earning at or below 120% of Area Median Income during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. Five additional homes were under contracts of sale. Six additional properties are under construction in the Belair-Edison and Barclay neighborhoods. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income. Matching funds for borrower's closing costs were \$25,000 from Baltimore City's Vacants 2 Value program, \$15,000 from Wells Fargo City Lift program, and \$10,000 from Baltimore City's Community Development Block Grant Program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	26/140
#Energy Star Replacement Windows	24	158/100
#Additional Attic/Roof Insulation	3	26/50
#High efficiency heating plants	3	26/50
#Efficient AC added/replaced	3	24/50
#Replaced thermostats	3	26/50
#Replaced hot water heaters	3	26/50
#Light Fixtures (indoors) replaced	24	134/50
#Light fixtures (outdoors) replaced	6	48/50
#Refrigerators replaced	3	26/50
#Clothes washers replaced	3	26/50
#Dishwashers replaced	3	26/50
#Low flow toilets	6	37/50
#Low flow showerheads	3	24/50
#Units with bus/rail access	3	26/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	26/140
# of Singlefamily Units	3	26/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	0/0	17/50	26/140	65.38
# Owner Households	0	2	3	0/0	17/50	26/140	65.38

Activity Locations

Address	City	County	State	Zip	Status / Accept
3226 Chesterfield Ave	Baltimore		Maryland	21213-1708	Match / Y
3606 Elkader Rd	Baltimore		Maryland	21218-2001	Match / Y
3007 Shannon Dr	Baltimore		Maryland	21213-1757	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Telesis Baltimore Corporation

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$390,000.00	\$400,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$20,000.00	\$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:

Telesis Baltimore Corporation sold one home in the 2200 block of Guilford Avenue. This represented the last home from the second phase of 12 houses in the Barclay neighborhood. Matching funds for closing costs for the buyer came from Baltimore City's Vacants 2 Value program of \$5,000 and \$15,000 from Wells Fargo City Lift program. Vouchers for the costs of this house will be moved in the next quarter.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
2246 Guilford Ave	Baltimore		Maryland	21218-5818	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	NSP2-TB-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

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,727,702.44
Total Budget	\$0.00	\$2,727,702.44
Total Obligated	\$0.00	\$2,727,702.44
Total Funds Drawdown	\$0.00	\$2,700,023.96
Program Funds Drawdown	\$0.00	\$2,296,368.72
Program Income Drawdown	\$0.00	\$403,655.24
Program Income Received	\$0.00	\$1,480,879.94
Total Funds Expended	\$0.00	\$2,700,023.96
Telesis Baltimore Corporation	\$0.00	\$2,700,023.96
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Funds in this activity were used to acquire and rehabilitate eight properties. One home was sold to an eligible homeowner through September 30, 2011 and has been measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-TB-3AH-121.

Location Description:

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

Activity Progress Narrative:

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

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,000,000.00
Total Budget	\$1,275,000.00	\$6,000,000.00
Total Obligated	\$310,058.42	\$3,777,949.67
Total Funds Drawdown	\$315,510.98	\$3,776,329.93
Program Funds Drawdown	\$207,367.42	\$2,676,227.08
Program Income Drawdown	\$108,143.56	\$1,100,102.85
Program Income Received	\$354,776.14	\$2,120,379.26
Total Funds Expended	\$315,510.98	\$3,776,329.93
Telesis Baltimore Corporation	\$315,510.98	\$3,776,329.93
Match Contributed	\$20,000.00	\$1,259,958.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Telesis Baltimore Corporation sold one home in the 2200 block of Guilford Avenue. This represented the last home from the second phase of 12 houses in the Barclay neighborhood.

In late June, Telesis purchased 13 additional properties to combine with two previously purchased houses for a total of 15 houses for its third homeownership phase. The houses are located at 2014, 2016, 2028, 2030, 2032, and 2034 N. Calvert Street; 2232 Guilford Avenue; 315 and 317 East 23rd Street; and 311, 316, 320, 323, 336, and 338 East 22nd Street.

Rehabilitation on the properties is expected to begin early next quarter. Southway Builders is the general contractor for the project. Twelve of the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income and three of the homes will be sold to eligible homeowners earning at or below 80% of Area Median Income.

Matching funds for closing costs for the buyer came from Baltimore City's Vacants 2 Value program of \$5,000 and \$15,000 from Wells Fargo City Lift program.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		18/30
#Energy Star Replacement Windows		8		108/40
#Additional Attic/Roof Insulation		1		18/20
#High efficiency heating plants		1		18/20
#Efficient AC added/replaced		1		18/20
#Replaced thermostats		1		18/20
#Replaced hot water heaters		1		18/20
#Light Fixtures (indoors) replaced		8		144/20
#Light fixtures (outdoors) replaced		2		36/20
#Refrigerators replaced		1		18/20
#Clothes washers replaced		1		18/20
#Dishwashers replaced		1		18/20
#Low flow toilets		3		53/20
#Low flow showerheads		2		36/20
#Units with bus/rail access		1		17/30
#Units exceeding Energy Star		1		17/20

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		18/30
# of Singlefamily Units		1		18/30

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	3/0	18/30	16.67
# Owner Households	0	0	1	0/0	3/0	18/30	16.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
2206 Guilford Ave	Baltimore		Maryland	21218-5815	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab/Rental B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

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

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total Budget	\$0.00	\$1,700,000.00
Total Obligated	\$129,717.92	\$1,700,000.00
Total Funds Drawdown	\$84,149.89	\$1,644,310.86
Program Funds Drawdown	\$34,029.89	\$1,060,191.04
Program Income Drawdown	\$50,120.00	\$584,119.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$84,149.89	\$1,644,310.86
Women's Housing Coalition, Inc.	\$84,149.89	\$1,644,310.86
Match Contributed	\$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:

Rehabilitation of the house and former studio at 2408 Linden Avenue in the Reservoir Hill neighborhood was completed. Four of the five apartments were occupied and the remaining apartment will be filled in July. The apartments are being rented to eligible households earning at or below 50% of Area Median Income. The Women's Housing Coalition, Inc. owns and is managing the five units of permanent rental housing for very low income women and children who were formerly homeless.

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

July 1, 2013 thru September 30, 2013 Performance Report



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 Amount:

\$26,092,880.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PIRL 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 "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 three houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$528,000 for homeowners 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

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

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall

Total Projected Budget from All Sources

Total Budget

This Report Period

N/A

\$2,565,712.00

To Date

\$47,157,633.12

\$47,157,633.12



Total Obligated	\$1,998,246.92	\$38,196,584.88
Total Funds Drawdown	\$2,161,875.16	\$35,739,260.18
Program Funds Drawdown	\$1,308,091.30	\$23,422,770.97
Program Income Drawdown	\$853,783.86	\$12,316,489.21
Program Income Received	\$853,783.86	\$12,316,489.21
Total Funds Expended	\$2,229,732.04	\$35,739,265.93
Match Contributed	\$147,500.00	\$1,992,726.80

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	\$1,992,726.80
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$2,409,084.62
Limit on State Admin	\$0.00	\$2,409,084.62

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$3,000,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$14,010,978.18

Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through September 30, 2013 a total of program funds and program income of \$35,739,265.93 equaling 137% of the total grant amount. Proceeds from houses sold total \$12,316,489.21. The proceeds of sale were used to continue the program. A total of \$2,229,729.04 was expended during the quarter comprising \$1,375,945.18 of program funds and \$853,783.86 of program income.

During July, August, and September of 2013, 9 homes were sold to eligible homeowners. From the beginning of the program, a total of 111 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

An additional 28 home buyers have bought vacant or foreclosed homes for their primary residence through the Healthy Neighborhoods NSP2 Direct Purchase Program since 2010. This quarter, one home was purchased in the Patterson Park neighborhood. NSP2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and provide closing cost assistance.

Telesis Baltimore Corporation began its final phase of rehabilitation of 15 houses in the Barclay neighborhood. The houses are located at 2014, 2016, 2028, 2030, 2032, and 2034 N. Calvert Street; 2232 Guilford Avenue; 315 and 317 East 23rd Street; and 311, 316, 320, 323, 336, and 338 East 22nd Street. Rehabilitation of the properties is expected to be completed at the end of this year. Southway Builders is the general contractor for the project.

Twelve of the homes will be sold to eligible home buyers earning at or below 120% of Area Median Income and three of the homes will be sold to eligible home buyers earning at or below 80% of Area Median Income. Five



of the homes are under contracts of sale.

Five homes in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible home buyers earning at or below 120% of Area Median Income during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. One additional home was under contract of sale. Four properties were under construction in the Belair-Edison and Barclay neighborhoods. Another four houses in Belair-Edison were put out to bid for rehabilitation. Upon completion, 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, Inc. sold 617 Lennox Avenue and 2518 Brookfield to eligible home buyers earning at or below 120% of Area Median Income. The house at 2228 Linden Avenue remained for sale. The house at 2430 Linden Avenue was completed, and listed for sale. Once these houses are sold, Druid Heights will have completed all of its homes acquired through NSP2. During the next quarter, they will begin targeting future houses for acquisition on Callow Avenue.

Habitat sold two houses at 415 N. Kenwood Avenue and 418 N. Lakewood Avenue in McElderry Park to eligible homeowners earning at or below 50% of Area Median Income. Neighborhood Stabilization Program funds were provided to the buyer for interest write down and closing cost assistance. Habitat has completed rehabilitation of all 41 homes purchased under NSP2. Six houses are for sale. Later in the fall, Habitat will begin acquiring an additional five houses for sale to eligible home buyers.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., was 90% complete on the rehabilitation of three houses at 3200 Eilerslie Avenue and 3650 Eilerslie in the Waverly neighborhood and 906 McKewin Avenue in the Ednor Gardens neighborhood. Upon completion of the renovation, the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development Company has begun drawings and scopes of work for its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Bidding for the rehabilitation work is expected in late fall.

Community Solutions, LLC, through its subsidiary Homework LLC, continued rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood. The home will be sold to eligible homeowners earning at or below 120% of Area Median Income.

In July, Healthy Neighborhoods was awarded \$750,000 in grant funds from Baltimore City from an agreement with Wells Fargo. These funds will be added as leverage to expand NSP2 activities. Neighborhood Stabilization rehabilitation activity created or retained 92.3 jobs this quarter.

A total of 92.3 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from construction activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$62,716.37	\$3,000,000.00	\$1,438,077.18
NSP2-2AH-050, Acquisition/Rehab B-050	\$153,059.97	\$15,000,000.00	\$6,537,587.21
NSP2-3AH-120, Acquisition/Rehab B-120	\$1,092,314.96	\$32,500,000.00	\$15,409,167.15
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

09/01/2012

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:

Community Solutions, LLC

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$528,000.00
Total Budget	\$0.00	\$528,000.00
Total Obligated	\$15,877.13	\$146,320.76
Total Funds Drawdown	\$15,877.13	\$146,320.76
Program Funds Drawdown	\$683.00	\$24,580.87
Program Income Drawdown	\$15,194.13	\$121,739.89
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,877.13	\$146,320.76
Community Solutions, LLC	\$15,877.13	\$146,320.76
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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.

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, LLC, through its subsidiary Homework LLC, continued rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood. The home 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		0/3
#Energy Star Replacement Windows		0		0/9
#Additional Attic/Roof Insulation		0		0/3
#High efficiency heating plants		0		0/3
#Efficient AC added/replaced		0		0/3
#Replaced thermostats		0		0/3
#Replaced hot water heaters		0		0/3
#Light Fixtures (indoors) replaced		0		0/12
#Light fixtures (outdoors) replaced		0		0/6
#Refrigerators replaced		0		0/3
#Clothes washers replaced		0		0/3
#Dishwashers replaced		0		0/3
#Low flow toilets		0		0/5
#Low flow showerheads		0		0/3
#Units with bus/rail access		0		0/3
#Sites re-used		0		0/3

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

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	0/3	0
# Owner Households	0	0	0	0/0	0/1	0/3	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-2AH-050
Activity Title:	Acquisition/Rehab 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:

Druid Heights Community Development Corporation, Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$61,630.18
Total Budget	\$0.00	\$61,630.18
Total Obligated	\$0.00	\$61,630.18
Total Funds Drawdown	\$0.00	\$59,259.18
Program Funds Drawdown	\$0.00	\$43,040.18
Program Income Drawdown	\$0.00	\$16,219.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$59,259.18
Druid Heights Community Development Corporation, Inc.	\$0.00	\$59,259.18
Match Contributed	\$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-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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,675,000.00
Total Budget	\$0.00	\$1,675,000.00
Total Obligated	\$0.00	\$1,675,000.00
Total Funds Drawdown	\$0.00	\$1,631,602.01
Program Funds Drawdown	\$0.00	\$1,166,205.41
Program Income Drawdown	\$0.00	\$465,396.60
Program Income Received	\$0.00	\$173,161.07
Total Funds Expended	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation, Inc.	\$0.00	\$1,623,617.01
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,525,000.00
Total Budget	\$0.00	\$5,525,000.00
Total Obligated	\$256,812.08	\$4,012,269.64
Total Funds Drawdown	\$297,655.93	\$3,959,870.83
Program Funds Drawdown	\$244,204.42	\$2,178,512.72
Program Income Drawdown	\$53,451.51	\$1,781,358.11
Program Income Received	\$403,697.30	\$1,712,649.11
Total Funds Expended	\$297,655.93	\$3,959,870.84
Druid Heights Community Development Corporation, Inc.	\$297,655.93	\$3,959,870.84
Match Contributed	\$47,500.00	\$141,000.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. sold 617 Lennox Avenue and 2518 Brookfield to eligible homeowners earning at or below 120% of Area Median Income.

The house at 2228 Linden Avenue remained for sale. The house at 2430 Linden Avenue was completed, and listed for sale. Once these houses are sold, Druid Heights will have completed all of its homes acquired through NSP2. During the next quarter, they will begin targeting future houses for acquisition.

Matching funds of \$30,000 were from Wells Fargo City Lift program and \$10,000 was from the Baltimore City's Vacants 2 Value Program, and \$7,500 from Maryland's Settlement Expense Loan Program



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		2		10/15
#Energy Star Replacement Windows		16		64/20
#Additional Attic/Roof Insulation		2		10/10
#High efficiency heating plants		2		10/10
#Efficient AC added/replaced		2		10/10
#Replaced thermostats		2		11/10
#Replaced hot water heaters		2		11/10
#Light Fixtures (indoors) replaced		20		84/10
#Light fixtures (outdoors) replaced		4		20/10
#Refrigerators replaced		2		11/10
#Clothes washers replaced		2		11/10
#Dishwashers replaced		2		11/10
#Low flow toilets		5		25/10
#Low flow showerheads		3		19/10
#Units with bus/rail access		2		11/15
#Units exceeding Energy Star		1		7/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		2		11/15
# of Singlefamily Units		2		11/15

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	3/0	10/15	30.00
# Owner Households	0	0	2	0/0	3/0	10/15	30.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
617 Lennox St	Baltimore		Maryland	21217-4803	Match / Y
2518 Brookfield Ave	Baltimore		Maryland	21217-4656	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

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.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$10,952.50
Total Budget	\$0.00	\$10,952.50
Total Obligated	\$0.00	\$10,952.50
Total Funds Drawdown	\$0.00	\$10,952.50
Program Funds Drawdown	\$0.00	\$1,065.00
Program Income Drawdown	\$0.00	\$9,887.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$10,952.50
Druid Heights Community Development Corporation, Inc.	\$0.00	\$10,952.50
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

NSP2 funds 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 has been determined to be infeasible. The activity represented pre development due diligence 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	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/0
# 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

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

French Development Company

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$0.00	\$139,419.39
Total Funds Drawdown	\$0.00	\$138,356.51
Program Funds Drawdown	\$0.00	\$67,854.18
Program Income Drawdown	\$0.00	\$70,502.33
Program Income Received	\$200.33	\$200.33
Total Funds Expended	\$67,854.18	\$138,356.51
French Development Company	\$67,854.18	\$138,356.51
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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 has begun drawings and scopes of work for its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Bidding for the rehabilitation work is expected in late fall.

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

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Govans Ecumenical Development Corporation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$205,792.34	\$912,501.41
Total Funds Drawdown	\$266,274.31	\$615,433.38
Program Funds Drawdown	\$62,804.48	\$146,386.06
Program Income Drawdown	\$203,469.83	\$469,047.32
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$266,274.31	\$615,433.38
Govans Ecumenical Development Corporation	\$266,274.31	\$615,433.38
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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., was 90% complete on the rehabilitation of three houses at 3200 Eilerslie Avenue and 3650 Eilerslie in the Waverly neighborhood and 906 McKewin Avenue in the Ednor Gardens neighborhood Upon completion of the renovation, the homes 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	0/7
#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-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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,584,541.00
Total Budget	\$0.00	\$4,584,541.00
Total Obligated	\$0.00	\$4,584,541.00
Total Funds Drawdown	\$0.00	\$3,778,048.67
Program Funds Drawdown	\$0.00	\$2,934,407.57
Program Income Drawdown	\$0.00	\$843,641.10
Program Income Received	\$0.00	\$1,122,351.71
Total Funds Expended	(\$5,876.49)	\$3,610,785.63
Habitat for Humanity of the Chesapeake, Inc.	(\$5,876.49)	\$3,610,785.63
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Change in expenditure was the result of the shifting of a voucher. The house was targeted originally for a buyer with income at or below 50% of the Area Median Income but the final home buyer's income was above 50% of Area Median Income.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# 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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$500,000.00	\$5,500,000.00
Total Obligated	\$252,107.76	\$4,009,510.49
Total Funds Drawdown	\$286,378.20	\$3,639,475.11
Program Funds Drawdown	\$153,059.97	\$1,842,113.17
Program Income Drawdown	\$133,318.23	\$1,797,361.94
Program Income Received	\$90,866.16	\$2,016,880.47
Total Funds Expended	(\$3,503.19)	\$3,906,727.96
Habitat for Humanity of the Chesapeake, Inc.	(\$3,503.19)	\$3,906,727.96
Match Contributed	\$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 sold two houses at 415 N. Kenwood Avenue and 418 N. Lakewood Avenue in McElderry Park to eligible homeowners earning at or below 50% of Area Median Income. Neighborhood Stabilization Program funds were provided to the buyer for interest write down and for closing cost assistance. Habitat has completed rehabilitation of all 41 homes purchased under NSP2. Six houses are for sale. Later in the fall, Habitat will begin acquiring an additional five houses for sale to eligible home buyers. Change in expenditure was the result of the shifting of a voucher. The house was targeted originally for a buyer with income at or below 50% of the Area Median Income but the final home buyer's income was above 50% of Area Median Income.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	21/65
#Energy Star Replacement Windows	16	124/40
#High efficiency heating plants	2	21/40
#Efficient AC added/replaced	2	21/40
#Replaced thermostats	2	21/40
#Replaced hot water heaters	2	21/40
#Light Fixtures (indoors) replaced	18	122/40
#Light fixtures (outdoors) replaced	4	44/40
#Refrigerators replaced	2	21/40
#Clothes washers replaced	2	21/40
#Dishwashers replaced	2	21/40
#Low flow toilets	4	32/40
#Low flow showerheads	2	21/40
#Units with bus/rail access	2	21/65
#Units exceeding Energy Star	2	9/5
# ELI Households (0-30% AMI)	1	6/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	21/65

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	21/60	0/0	22/65	95.45

Activity Locations

Address	City	County	State	Zip	Status / Accept
418 N Lakewood Ave	Baltimore		Maryland	21224-1112	Match / Y
415 N Kenwood Ave	Baltimore		Maryland	21224-1211	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$50,000.00	\$300,000.00
Total Obligated	\$0.00	\$192,151.16
Total Funds Drawdown	\$0.00	\$235,841.41
Program Funds Drawdown	\$0.00	\$229,641.54
Program Income Drawdown	\$0.00	\$6,199.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	0	1/1
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	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	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$475,000.00	\$2,000,000.00
Total Obligated	\$425,000.00	\$1,525,000.00
Total Funds Drawdown	\$0.00	\$1,531,464.07
Program Funds Drawdown	\$0.00	\$938,361.27
Program Income Drawdown	\$0.00	\$593,102.80
Program Income Received	\$0.00	\$295,684.90
Total Funds Expended	\$295,760.88	\$1,368,941.57
Habitat for Humanity of the Chesapeake, Inc.	\$295,760.88	\$1,368,941.57
Match Contributed	\$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:

Changes in expenditures were the result of the shifting of vouchers. The houses were targeted originally for buyers with income at or below 50% of the Area Median Income but the final home buyers' incomes were above 50% of Area Median Income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/6



#Energy Star Replacement Windows	0	48/6
#Additional Attic/Roof Insulation	0	8/3
#High efficiency heating plants	0	8/3
#Efficient AC added/replaced	0	8/3
#Replaced thermostats	0	8/3
#Replaced hot water heaters	0	8/3
#Light Fixtures (indoors) replaced	0	68/3
#Light fixtures (outdoors) replaced	0	16/3
#Refrigerators replaced	0	8/3
#Clothes washers replaced	0	8/3
#Dishwashers replaced	0	8/3
#Low flow toilets	0	12/3
#Low flow showerheads	0	9/3
#Units with bus/rail access	0	8/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/6
# of Singlefamily Units	0	8/6

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	6/1	8/6	75.00
# Owner Households	0	0	0	0/0	6/1	8/6	75.00

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-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

Jul 1 thru Sep 30, 2013

N/A

To Date

\$3,000,000.00

Total Budget

\$390,712.00

\$3,000,000.00

Total Obligated

\$202,149.20

\$2,465,269.70

Total Funds Drawdown

\$146,514.12

\$2,409,084.62

Program Funds Drawdown

\$62,716.37

\$1,438,077.18

Program Income Drawdown

\$83,797.75

\$971,007.44

Program Income Received

\$0.00

\$1,091.94

Total Funds Expended

\$146,514.12

\$2,409,672.62

Healthy Neighborhoods, Inc.

\$146,514.12

\$2,409,672.62

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

Baltimore, MD

Activity Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through September 30, 2013 a total of program funds and program income of \$35,739,265.93 equaling 137% of the total grant amount. Proceeds from houses sold total \$12,316,489.21. The proceeds of sale were used to continue the program. A total of \$2,229,729.04 was expended during the quarter comprising \$1,375,945.18 of program funds and \$853,783.86 of program income.

In July, Healthy Neighborhoods was awarded \$750,000 in grant funds from Baltimore City from an agreement with Wells Fargo. These funds will be added as leverage to expand NSP2 activities. Neighborhood Stabilization rehabilitation activity created or retained 92.3 jobs this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$169,129.84
Total Funds Drawdown	\$0.00	\$144,745.00
Program Funds Drawdown	\$0.00	\$99,231.50
Program Income Drawdown	\$0.00	\$45,513.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



# of Parcels acquired voluntarily	0	1/0
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	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-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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$50,000.00	\$800,000.00
Total Obligated	\$28,186.50	\$666,964.91
Total Funds Drawdown	\$9,185.50	\$636,076.41
Program Funds Drawdown	\$140.00	\$408,684.91
Program Income Drawdown	\$9,045.50	\$227,391.50
Program Income Received	\$23,945.00	\$23,945.00
Total Funds Expended	\$9,185.50	\$643,473.41
Healthy Neighborhoods, Inc.	\$9,185.50	\$643,473.41
Match Contributed	\$15,000.00	\$71,000.00

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, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

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

Location Description:

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

Activity Progress Narrative:

One home was purchased in the Patterson Park neighborhood through the Healthy Neighborhoods Direct Purchase Program. Neighborhood Stabilization Program 2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and provide closing cost assistance.

Matching funds for down payment and closing costs of \$15,000 was provided from Wells Fargo City Lift Program.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	1	20/28
# of Parcels acquired voluntarily	1	20/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	20/28
# of Singlefamily Units	1	20/28

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	11/10	20/28	55.00
# Owner Households	0	1	1	0/0	11/10	20/28	55.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
109 N Kenwood Ave	Baltimore		Maryland	21224-1244	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$75,000.00
Total Funds Drawdown	\$0.00	\$75,000.00
Program Funds Drawdown	\$0.00	\$37,939.43
Program Income Drawdown	\$0.00	\$37,060.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

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 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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$64,807.00
Total Budget	\$0.00	\$64,807.00
Total Obligated	\$0.00	\$33,238.00
Total Funds Drawdown	\$0.00	\$33,238.00
Program Funds Drawdown	\$0.00	\$33,238.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$64,807.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$64,807.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$500,000.00	\$1,500,000.00
Total Obligated	\$0.00	\$903,769.97
Total Funds Drawdown	\$0.00	\$902,186.84
Program Funds Drawdown	\$0.00	\$525,365.75
Program Income Drawdown	\$0.00	\$376,821.09
Program Income Received	\$0.00	\$468,277.53
Total Funds Expended	\$0.00	\$870,615.84
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$870,615.84
Match Contributed	\$0.00	\$124,000.00

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.

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	7/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/2
# of Singlefamily Units	0	7/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/2	0/0	7/2	100.00
# Owner Households	0	0	0	7/2	0/0	7/2	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-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.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,125,000.00
Total Budget	\$0.00	\$3,125,000.00
Total Obligated	\$0.00	\$3,124,762.52
Total Funds Drawdown	\$0.00	\$2,809,684.89
Program Funds Drawdown	\$0.00	\$2,409,422.19
Program Income Drawdown	\$0.00	\$400,262.70
Program Income Received	\$0.00	\$492,135.14
Total Funds Expended	\$0.00	\$2,769,101.93
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$2,769,101.93
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$600,000.00	\$5,500,000.00
Total Obligated	\$145,859.20	\$4,817,038.59
Total Funds Drawdown	\$673,558.27	\$4,395,523.54
Program Funds Drawdown	\$351,771.62	\$2,433,145.76
Program Income Drawdown	\$321,786.65	\$1,962,377.78
Program Income Received	\$335,075.07	\$2,408,852.81
Total Funds Expended	\$673,557.97	\$4,436,108.24
St. Ambrose Housing Aid Center, Inc.	\$673,557.97	\$4,436,108.24
Match Contributed	\$85,000.00	\$328,768.80

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:

Five homes in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible home owners earning at or below 120% of Area Median Income during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. One additional home was under contract of sale. Four additional properties were under construction in the Belair-Edison and Barclay neighborhoods. Another four houses in Belair-Edison were put out to bid for rehabilitation. Upon completion, all of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income. Matching funds for borrower's closing costs were \$45,000 from Baltimore City's Vacants 2 Value program, \$15,000 from Wells Fargo City Lift program, \$20,000 from Maryland's Settlement Expense Loan Program, and \$5,000



from Baltimore City's Community Development Block Grant Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	31/140
#Energy Star Replacement Windows	24	182/100
#Additional Attic/Roof Insulation	5	31/50
#High efficiency heating plants	5	31/50
#Efficient AC added/replaced	5	29/50
#Replaced thermostats	5	31/50
#Replaced hot water heaters	5	31/50
#Light Fixtures (indoors) replaced	25	159/50
#Light fixtures (outdoors) replaced	10	58/50
#Refrigerators replaced	5	31/50
#Clothes washers replaced	5	31/50
#Dishwashers replaced	5	31/50
#Low flow toilets	8	45/50
#Low flow showerheads	5	29/50
#Units with bus/rail access	5	31/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	31/140
# of Singlefamily Units	5	31/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	5	0/0	21/50	31/140	67.74
# Owner Households	0	4	5	0/0	21/50	31/140	67.74

Activity Locations

Address	City	County	State	Zip	Status / Accept
3311 Shannon Dr	Baltimore		Maryland	21213-1823	Match / Y
3412 Parklawn Ave	Baltimore		Maryland	21213-1113	Match / Y
3855 Elmora Ave	Baltimore		Maryland	21213-1952	Match / Y
4017 Balfern Ave	Baltimore		Maryland	21213-2111	Match / Y
3800 Elmley Ave	Baltimore		Maryland	21213-1924	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP2-TB-2AH-051
Activity Title:	Acquisition/Rehab B

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NSP2-2AH-050

Project Title:
Acquisition/Rehab B-050

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2015

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Telesis Baltimore Corporation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Telesis Baltimore Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$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

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



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

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,727,702.44
Total Budget	\$0.00	\$2,727,702.44
Total Obligated	\$0.00	\$2,727,702.44
Total Funds Drawdown	\$0.00	\$2,700,023.96
Program Funds Drawdown	\$0.00	\$2,296,368.72
Program Income Drawdown	\$0.00	\$403,655.24
Program Income Received	\$0.00	\$1,480,879.94
Total Funds Expended	\$0.00	\$2,700,023.96
Telesis Baltimore Corporation	\$0.00	\$2,700,023.96
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Funds in this activity were used to acquire and rehabilitate eight properties. One home was sold to an eligible homeowner through September 30, 2011 and has been measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-TB-3AH-121.

Location Description:

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

Activity Progress Narrative:

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

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,000,000.00
Total Budget	\$0.00	\$6,000,000.00
Total Obligated	\$466,462.71	\$4,244,412.38
Total Funds Drawdown	\$466,431.70	\$4,242,761.63
Program Funds Drawdown	\$432,711.44	\$3,108,938.52
Program Income Drawdown	\$33,720.26	\$1,133,823.11
Program Income Received	\$0.00	\$2,120,379.26
Total Funds Expended	\$466,431.70	\$4,242,761.63
Telesis Baltimore Corporation	\$466,431.70	\$4,242,761.63
Match Contributed	\$0.00	\$1,259,958.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Telesis Baltimore Corporation began its final phase of rehabilitation of 15 houses in the Barclay neighborhood. The houses are located at 2014, 2016, 2028, 2030, 2032, and 2034 N. Calvert Street; 2232 Guilford Avenue; 315 and 317 East 23rdStreet; and 311, 316, 320, 323, 336, and 338 East 22ndStreet. Rehabilitation of the properties is expected to be completed at the end of this year. Southway Builders is the general contractor for the project. Twelve of the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income and three of the homes will be sold to eligible homeowners earning at or below 80% of Area Median Income.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		18/30	
#Energy Star Replacement Windows	0		108/40	
#Additional Attic/Roof Insulation	0		18/20	
#High efficiency heating plants	0		18/20	
#Efficient AC added/replaced	0		18/20	
#Replaced thermostats	0		18/20	
#Replaced hot water heaters	0		18/20	
#Light Fixtures (indoors) replaced	0		144/20	
#Light fixtures (outdoors) replaced	0		36/20	
#Refrigerators replaced	0		18/20	
#Clothes washers replaced	0		18/20	
#Dishwashers replaced	0		18/20	
#Low flow toilets	0		53/20	
#Low flow showerheads	0		36/20	
#Units with bus/rail access	0		17/30	
#Units exceeding Energy Star	0		17/20	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		18/30	
# of Singlefamily Units	0		18/30	

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	3/0	18/30	16.67
# Owner Households	0	0	0	0/0	3/0	18/30	16.67

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-WH-2AR-051

Activity Title: Acq./Rehab/Rental B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

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

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total Budget	\$0.00	\$1,700,000.00
Total Obligated	\$0.00	\$1,700,000.00
Total Funds Drawdown	\$0.00	\$1,644,310.86
Program Funds Drawdown	\$0.00	\$1,060,191.04
Program Income Drawdown	\$0.00	\$584,119.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,644,310.86
Women's Housing Coalition, Inc.	\$0.00	\$1,644,310.86
Match Contributed	\$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:

Five units of permanent rental housing for very low income women and children who were formerly homeless were fully occupied this quarter. All five apartments are being rented to eligible households earning at or below 50% of Area Median Income. The Women's Housing Coalition, Inc. owns and manages the apartments.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/1
#Additional Attic/Roof Insulation	2	2/1
#High efficiency heating plants	2	2/1



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

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

Beneficiaries Performance Measures

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



Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

October 1, 2013 thru December 31, 2013 Performance Report



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

LOCCS Authorized Amount:

\$26,092,880.00

Grant Status:

Active

QPR Contact:

Lisa R Evans

Estimated PIRL 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 "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 three houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$528,000 for homeowners 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

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

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org

Overall

Total Projected Budget from All Sources

Total Budget

This Report Period

N/A

\$0.00

To Date

\$47,157,633.12

\$47,157,633.12



Total Obligated	\$2,687,729.67	\$40,884,314.55
Total Funds Drawdown	\$2,767,650.25	\$38,506,910.43
Program Funds Drawdown	\$1,988,853.76	\$25,411,624.73
Program Income Drawdown	\$778,796.49	\$13,095,285.70
Program Income Received	\$2,529,056.47	\$14,845,545.68
Total Funds Expended	\$2,742,707.67	\$38,481,973.60
Match Contributed	\$148,000.00	\$2,140,726.80

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	\$2,140,726.80
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$2,539,644.75
Limit on State Admin	\$0.00	\$2,539,644.75

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,609,288.00	\$3,000,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$14,010,978.18

Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through December 31, 2013 a total of program funds and program income of \$38,500,882.65 equaling 148% of the total grant amount. Proceeds from houses sold total \$14,845,545.68. The proceeds of sale were used to continue the program. A total of \$2,742,707.67 was expended during the quarter comprising \$1,988,853.76 of program funds and \$753,853.91 of program income.

During October, November, and December of 2013, 13 homes were sold to eligible homeowners. From the beginning of the program, a total of 120 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. This quarter, three homes were purchased through the Healthy Neighborhoods Direct Purchase Program. The homes were in the Barclay, Ednor Gardens, and Reservoir Hill neighborhoods. NSP2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and provide closing cost assistance. The Direct Purchase Program has expended all of its allocation under the Neighborhood Stabilization Program 2. No new funds will be allocated. Six homes in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible homeowners. St. Ambrose also completed and a house in the 2200 block of Guilford Avenue in the Barclay neighborhood. Five of the homes were sold to homeowners earning at or below 120% of Area Median Income and two had incomes at or below 50% of Area Median Income. All of the homes were purchased and rehabilitated with



Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. Construction bids on four houses in Belair-Edison were under review. Awarding of the contract is expected early in the next quarter.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., sold its first two homes in the Waverly neighborhood and the Ednor Gardens neighborhood. The homes were sold to eligible homeowners earning at or below 120% of Area Median Income. The house at 3650 Ellerslie in the Better Waverly neighborhood was completed and listed for sale.

Telesis Baltimore Corporation is nearing completion of its final phase of rehabilitation of 15 houses in the Barclay neighborhood. The houses are located at 2014, 2016, 2028, 2030, 2032, and 2034 N. Calvert Street; 2232 Guilford Avenue; 315 and 317 East 23rd Street; and 311, 316, 320, 323, 336, and 338 East 22nd Street. Two of the houses are completed. Twelve of the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income and three of the homes will be sold to eligible homeowners earning at or below 80% of Area Median Income. Eight of the houses have contracts of sale including one of those targeted to homeowners at or below 80% of Area Median Income.

In the Reservoir Hill community, Druid Heights Community Development Corporation, Inc. sold 2430 Linden Avenue to an eligible homeowner earning at or below 120% of Area Median Income. The house at 2228 Linden Avenue is under a contract of sale. Once this house has settled with the homebuyer, Druid Heights will have completed all of its homes acquired through NSP2. During the next quarter, they will begin targeting future houses for acquisition. French Development Company completed drawings and scopes of work for its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Bids for the project are under review and contractor selection is expected in the first quarter of 2014.

Community Solutions, LLC, through its subsidiary Homework LLC, continued rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood. The home will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Habitat for Humanity of the Chesapeake, Inc. has six houses for sale in the McElderry Park neighborhood. The houses are 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.

In October, Healthy Neighborhoods was awarded \$250,000 in grant funds from Maryland's Department of Housing and Community Development FY2014 Baltimore Regional Neighborhoods Initiative (BRNI) program. These funds will be added as leverage to expand NSP2 activities in the Reservoir Hill neighborhood with the acquisition and rehabilitation of eight houses in the 2200 block of Callow Avenue. The houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

A total of 60.55 jobs either were created or retained during this quarter. The vast majority of the jobs resulted from construction activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-1AD, Administration	\$109,954.21	\$3,000,000.00	\$1,548,031.39
NSP2-2AH-050, Acquisition/Rehab B-050	\$150,071.17	\$15,000,000.00	\$6,851,098.23
NSP2-3AH-120, Acquisition/Rehab B-120	\$1,728,828.38	\$32,500,000.00	\$16,974,555.68
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

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

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

09/01/2012

Projected End Date:

02/11/2015

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Solutions, LLC

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

To Date

Total Budget

N/A

\$528,000.00

Total Obligated

\$0.00

\$528,000.00

Total Funds Drawdown

\$1,092.50

\$147,413.26

Program Funds Drawdown

\$1,087.50

\$147,408.26

Program Income Drawdown

\$562.50

\$25,143.37

Program Income Received

\$525.00

\$122,264.89

Total Funds Expended

\$0.00

\$0.00

Community Solutions, LLC

\$1,050.00

\$147,370.76

Match Contributed

\$1,050.00

\$147,370.76

\$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 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.

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, LLC, through its subsidiary Homework LLC, continued rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood. The home 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	0/3
#Energy Star Replacement Windows	0	0/9
#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	0/3
#Light Fixtures (indoors) replaced	0	0/12
#Light fixtures (outdoors) replaced	0	0/6
#Refrigerators replaced	0	0/3
#Clothes washers replaced	0	0/3
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/3
#Sites re-used	0	0/3

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

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	0/3	0
# Owner Households	0	0	0	0/0	0/1	0/3	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-2AH-050

Activity Title: Acquisition/Rehab 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:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$61,630.18
Total Budget	\$0.00	\$61,630.18
Total Obligated	\$0.00	\$61,630.18
Total Funds Drawdown	\$0.00	\$59,259.18
Program Funds Drawdown	\$0.00	\$43,040.18
Program Income Drawdown	\$0.00	\$16,219.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$59,259.18
Druid Heights Community Development Corporation, Inc.	\$0.00	\$59,259.18
Match Contributed	\$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:

There was no activity to report this quarter.

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
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/5

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,675,000.00
Total Budget	\$0.00	\$1,675,000.00
Total Obligated	\$0.00	\$1,675,000.00
Total Funds Drawdown	\$0.00	\$1,631,602.01
Program Funds Drawdown	\$0.00	\$1,166,205.41
Program Income Drawdown	\$0.00	\$465,396.60
Program Income Received	\$0.00	\$173,161.07
Total Funds Expended	\$0.00	\$1,623,617.01
Druid Heights Community Development Corporation, Inc.	\$0.00	\$1,623,617.01
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

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

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, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,525,000.00
Total Budget	\$0.00	\$5,525,000.00
Total Obligated	\$165,742.50	\$4,178,012.14
Total Funds Drawdown	\$193,209.40	\$4,153,080.23
Program Funds Drawdown	\$162,859.20	\$2,341,371.92
Program Income Drawdown	\$30,350.20	\$1,811,708.31
Program Income Received	\$428,400.41	\$2,141,049.52
Total Funds Expended	\$193,021.90	\$4,152,892.74
Druid Heights Community Development Corporation, Inc.	\$193,021.90	\$4,152,892.74
Match Contributed	\$10,000.00	\$151,000.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Druid Heights Community Development Corporation, Inc. sold 2430 Linden Avenue to an eligible homeowner earning at or below 120% of Area Median Income.

The house at 2228 Linden Avenue is under a contract of sale. Once this house has settled with the homebuyer, Druid Heights will have completed all of its homes acquired through NSP2. During the next quarter, they will begin targeting future houses for acquisition.

Matching funds of \$10,000 from the Baltimore City's Vacants 2 Value Program assisted the buyer with closing costs and down payment.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		11/15
#Energy Star Replacement Windows		10		74/20
#Additional Attic/Roof Insulation		1		11/10
#High efficiency heating plants		1		11/10
#Efficient AC added/replaced		1		11/10
#Replaced thermostats		1		12/10
#Replaced hot water heaters		1		12/10
#Light Fixtures (indoors) replaced		12		96/10
#Light fixtures (outdoors) replaced		2		22/10
#Refrigerators replaced		1		12/10
#Clothes washers replaced		1		12/10
#Dishwashers replaced		1		12/10
#Low flow toilets		3		28/10
#Low flow showerheads		2		21/10
#Units with bus/rail access		1		12/15
#Units exceeding Energy Star		1		8/5

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		12/15
# of Singlefamily Units		1		12/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	3/0	11/15	27.27
# Owner Households	0	0	1	0/0	3/0	11/15	27.27

Activity Locations

Address	City	County	State	Zip	Status / Accept
2430 Linden Ave	Baltimore		Maryland	21217-4539	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

06/01/2011

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$10,952.50
Total Budget	\$0.00	\$10,952.50
Total Obligated	\$0.00	\$10,952.50
Total Funds Drawdown	\$0.00	\$10,952.50
Program Funds Drawdown	\$0.00	\$1,065.00
Program Income Drawdown	\$0.00	\$9,887.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$10,952.50
Druid Heights Community Development Corporation, Inc.	\$0.00	\$10,952.50
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

NSP2 funds 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:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



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

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

French Development Company

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$23,150.07	\$162,569.46
Total Funds Drawdown	\$23,150.07	\$161,506.58
Program Funds Drawdown	\$0.00	\$67,854.18
Program Income Drawdown	\$23,150.07	\$93,652.40
Program Income Received	\$0.00	\$200.33
Total Funds Expended	\$23,150.07	\$161,506.58
French Development Company	\$23,150.07	\$161,506.58
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by 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 drawings and scopes of work for its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Bids for the project are under review and contractor selection is expected in the first quarter of 2014.

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

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$50,699.57	\$963,200.98
Total Funds Drawdown	\$193,492.75	\$808,926.13
Program Funds Drawdown	\$112,938.50	\$259,324.56
Program Income Drawdown	\$80,554.25	\$549,601.57
Program Income Received	\$76,754.78	\$76,754.78
Total Funds Expended	\$193,492.75	\$808,926.13
Govans Ecumenical Development Corporation	\$193,492.75	\$808,926.13
Match Contributed	\$28,000.00	\$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., sold 3200 Ellerslie Avenue in the Waverly neighborhood and 906 McKewin Avenue in the Ednor Gardens neighborhood. The homes were sold to eligible homeowners earning at or below 120% of Area Median Income.

The house at 3650 Ellerslie in the Better Waverly neighborhood was completed and listed for sale.

Matching funds of \$10,000 from Baltimore City's Vacants 2 Value program, \$5,000 from Live Baltimore's incentive program, \$15,000 from the Wells Fargo City Lift program, and \$3,000 from the Live Near Your Work program assisted the buyers with closing costs and down payment.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		2		2/5
#Energy Star Replacement Windows		16		16/15
#Additional Attic/Roof Insulation		2		2/5
#High efficiency heating plants		2		2/5
#Efficient AC added/replaced		2		2/5
#Replaced thermostats		2		2/5
#Replaced hot water heaters		2		2/5
#Light Fixtures (indoors) replaced		16		16/25
#Light fixtures (outdoors) replaced		4		4/10
#Refrigerators replaced		2		2/5
#Clothes washers replaced		2		2/5
#Dishwashers replaced		2		2/5
#Low flow toilets		4		4/7
#Low flow showerheads		2		2/5
#Units with bus/rail access		2		2/5
#Sites re-used		2		2/5

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

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	0/5	2/5	0.00
# Owner Households	0	0	2	0/0	0/5	2/5	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3200 Ellerslie Ave	Baltimore		Maryland	21218-3501	Match / Y
906 McKewin Ave	Baltimore		Maryland	21218-2006	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: NSP2-HC-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.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,584,541.00
Total Budget	\$0.00	\$4,584,541.00
Total Obligated	\$0.00	\$4,584,541.00
Total Funds Drawdown	\$0.00	\$3,778,048.67
Program Funds Drawdown	\$0.00	\$2,934,407.57
Program Income Drawdown	\$0.00	\$843,641.10
Program Income Received	\$0.00	\$1,122,351.71
Total Funds Expended	\$0.00	\$3,610,785.63
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$3,610,785.63
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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.

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$0.00	\$5,500,000.00
Total Obligated	\$79,447.11	\$4,088,957.60
Total Funds Drawdown	\$148,427.50	\$3,787,902.61
Program Funds Drawdown	\$148,202.50	\$1,990,315.67
Program Income Drawdown	\$225.00	\$1,797,586.94
Program Income Received	\$173,250.53	\$2,190,131.00
Total Funds Expended	\$148,352.50	\$4,055,080.46
Habitat for Humanity of the Chesapeake, Inc.	\$148,352.50	\$4,055,080.46
Match Contributed	\$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:

There was no activity to report this quarter.

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP2-3AH-120

Project Title:
 Acquisition/Rehab B-120

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2015

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

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

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$192,151.16
Total Funds Drawdown	\$0.00	\$235,841.41
Program Funds Drawdown	\$0.00	\$229,641.54
Program Income Drawdown	\$0.00	\$6,199.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$298,380.10
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$298,380.10
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Funds in this activity were used to acquire and rehabilitate one property. The home was sold to eligible homeowner and will be measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-HC-3AH-121.

Location Description:

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

Activity Progress Narrative:

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
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	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

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:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$1,525,000.00
Total Funds Drawdown	\$0.00	\$1,531,464.07
Program Funds Drawdown	\$0.00	\$938,361.27
Program Income Drawdown	\$0.00	\$593,102.80
Program Income Received	\$0.00	\$295,684.90
Total Funds Expended	\$0.00	\$1,368,941.57
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$1,368,941.57
Match Contributed	\$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	8/6
#Energy Star Replacement Windows	0	48/6



#Additional Attic/Roof Insulation	0	8/3
#High efficiency heating plants	0	8/3
#Efficient AC added/replaced	0	8/3
#Replaced thermostats	0	8/3
#Replaced hot water heaters	0	8/3
#Light Fixtures (indoors) replaced	0	68/3
#Light fixtures (outdoors) replaced	0	16/3
#Refrigerators replaced	0	8/3
#Clothes washers replaced	0	8/3
#Dishwashers replaced	0	8/3
#Low flow toilets	0	12/3
#Low flow showerheads	0	9/3
#Units with bus/rail access	0	8/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/6
# of Singlefamily Units	0	8/6

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	6/1	8/6	75.00
# Owner Households	0	0	0	0/0	6/1	8/6	75.00

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-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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$74,528.28	\$2,539,797.98
Total Funds Drawdown	\$130,560.13	\$2,539,644.75
Program Funds Drawdown	\$109,954.21	\$1,548,031.39
Program Income Drawdown	\$20,605.92	\$991,613.36
Program Income Received	\$0.00	\$1,091.94
Total Funds Expended	\$121,813.86	\$2,531,486.48
Healthy Neighborhoods, Inc.	\$121,813.86	\$2,531,486.48
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Baltimore, MD

Activity Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through December 31, 2013 a total of program funds and program income of \$38,500,882.65 equaling 148% of the total grant amount. Proceeds from houses sold total \$14,845,545.68. The proceeds of sale were used to continue the program. A total of \$2,742,707.67 was expended during the quarter comprising \$1,988,853.76 of program funds and \$753,853.91 of program income.

In October, Healthy Neighborhoods was awarded \$250,000 in grant funds from Maryland's Department of Housing and Community Development FY2014 Baltimore Regional Neighborhoods Initiative (BRNI) program. These funds will be added as leverage to expand NSP2 activities in the Reservoir Hill neighborhood with the acquisition and rehabilitation of eight houses in the 2200 block of Callow Avenue. The houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Neighborhood Stabilization rehabilitation activity created or retained 60.55 jobs this quarter.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP2-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.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$169,129.84
Total Funds Drawdown	\$0.00	\$144,745.00
Program Funds Drawdown	\$0.00	\$99,231.50
Program Income Drawdown	\$0.00	\$45,513.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$144,745.00
Healthy Neighborhoods, Inc.	\$0.00	\$144,745.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



# of Parcels acquired voluntarily	0	1/0
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	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-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.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$73,617.50	\$740,582.41
Total Funds Drawdown	\$103,160.81	\$739,237.22
Program Funds Drawdown	\$33,229.00	\$441,913.91
Program Income Drawdown	\$69,931.81	\$297,323.31
Program Income Received	\$0.00	\$23,945.00
Total Funds Expended	\$88,352.00	\$731,825.41
Healthy Neighborhoods, Inc.	\$88,352.00	\$731,825.41
Match Contributed	\$15,000.00	\$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, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy will average \$25,000.

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

Location Description:

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

Activity Progress Narrative:

Three homes were purchased through the Healthy Neighborhoods Direct Purchase Program. The homes were in the Barclay, Ednor Gardens, and Reservoir Hill neighborhoods. Neighborhood Stabilization Program 2 funds were used to address lead paint hazards, make repairs, reduce the mortgage principal, and provide closing cost assistance. Matching funds of \$15,000 was provided from Wells Fargo City Lift Program to assist a buyer with closing costs and down payment.

The Direct Purchase Program has expended all of its allocation under the Neighborhood Stabilization Program 2. A total of 31 homeowners used the program to purchase homes in six different neighborhoods.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	23/28
# of Parcels acquired voluntarily	3	23/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	23/28
# of Singlefamily Units	3	23/28

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	0/0	13/10	23/28	56.52
# Owner Households	0	2	3	0/0	13/10	23/28	56.52

Activity Locations

Address	City	County	State	Zip	Status / Accept
2070 Linden Ave	Baltimore		Maryland	21217-4429	Match / Y
2330 Guilford Ave	Baltimore		Maryland	21218-5206	Match / Y
3610 Loch Raven Blvd	Baltimore		Maryland	21218-2129	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$75,000.00
Total Funds Drawdown	\$0.00	\$75,000.00
Program Funds Drawdown	\$0.00	\$37,939.43
Program Income Drawdown	\$0.00	\$37,060.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$75,000.00
Healthy Neighborhoods, Inc.	\$0.00	\$75,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

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 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.

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$64,807.00
Total Budget	\$0.00	\$64,807.00
Total Obligated	\$0.00	\$33,238.00
Total Funds Drawdown	\$0.00	\$33,238.00
Program Funds Drawdown	\$0.00	\$33,238.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$64,807.00
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$64,807.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$293,273.00	\$1,197,042.97
Total Funds Drawdown	\$44,973.42	\$1,195,379.34
Program Funds Drawdown	\$1,868.67	\$562,307.83
Program Income Drawdown	\$43,104.75	\$633,071.51
Program Income Received	\$109,770.91	\$578,048.44
Total Funds Expended	\$293,192.50	\$1,163,808.34
St. Ambrose Housing Aid Center, Inc.	\$293,192.50	\$1,163,808.34
Match Contributed	\$35,000.00	\$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.

Location Description:

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

Activity Progress Narrative:

Two homes in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible home owners earning at or below 50% of Area Median Income during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs. Matching funds of \$20,000 from Baltimore City's Vacants 2 Value program and \$15,000 from Maryland's Settlement Expense Loan Program assisted the buyers with closing costs and down payment. Changes in expenditures were the result of the shifting of vouchers. During this quarter there were \$44,973.42 in new expenditures and \$248,219.08 in switched vouchers. The houses were targeted originally for buyers with income at or below 120% of the Area Median Income but the final home buyers' incomes were at or below 50% of Area Median Income.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	9/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	9/2
# of Singlefamily Units	2	9/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	9/2	0/0	9/2	100.00
# Owner Households	2	0	2	9/2	0/0	9/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3557 Juneway	Baltimore		Maryland	21213-1942	Match / Y
4320 Shamrock Ave	Baltimore		Maryland	21206-6433	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP2-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.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,125,000.00
Total Budget	\$0.00	\$3,125,000.00
Total Obligated	\$0.00	\$3,124,762.52
Total Funds Drawdown	\$37,736.00	\$2,847,420.89
Program Funds Drawdown	\$0.00	\$2,409,422.19
Program Income Drawdown	\$37,736.00	\$437,998.70
Program Income Received	\$0.00	\$492,135.14
Total Funds Expended	\$0.00	\$2,769,101.93
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$2,769,101.93
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$0.00	\$5,500,000.00
Total Obligated	\$81,849.10	\$4,898,887.69
Total Funds Drawdown	\$165,325.24	\$4,312,629.70
Program Funds Drawdown	\$86,986.61	\$2,485,058.96
Program Income Drawdown	\$78,338.63	\$1,827,570.74
Program Income Received	\$540,879.84	\$2,949,732.65
Total Funds Expended	(\$45,345.34)	\$4,390,762.90
St. Ambrose Housing Aid Center, Inc.	(\$45,345.34)	\$4,390,762.90
Match Contributed	\$60,000.00	\$388,768.80

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:

Changes in expenditures were the result of the shifting of vouchers. During this quarter there were \$202,873.74 in new expenditures and \$248,219.08 in switched vouchers. The houses were targeted originally for buyers with income at or below 120% of the Area Median Income but the final home buyers' incomes were at or below 50% of Area Median Income. Four homes in the Belair-Edison neighborhood were sold by St. Ambrose Housing Aid Center, Inc. to eligible home owners earning at or below 120% of Area Median Income during this quarter. All of the homes were purchased and rehabilitated with Neighborhood Stabilization Program 2 funds. The home buyers all received funds for a portion of their closing costs.

St. Ambrose completed and sold 2203 Guilford Avenue in the Barclay neighborhood to an eligible home owner earning at or below 120% of Area Median Income.

Construction bids on four houses in Belair-Edison were under review. Once awarded and then upon completion, all of the



houses will be sold to eligible homeowners earning at or below 120% of Area Median Income. Matching funds of \$50,000 from Baltimore City's Vacants 2 Value program, \$5,000 from Live Baltimore's incentive program, and \$5,000 from Maryland's Settlement Expense Loan Program assisted the buyers with closing costs and down payment.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	36/140
#Energy Star Replacement Windows	40	222/100
#Additional Attic/Roof Insulation	5	36/50
#High efficiency heating plants	5	36/50
#Efficient AC added/replaced	5	34/50
#Replaced thermostats	5	36/50
#Replaced hot water heaters	5	36/50
#Light Fixtures (indoors) replaced	36	195/50
#Light fixtures (outdoors) replaced	10	68/50
#Refrigerators replaced	5	36/50
#Clothes washers replaced	5	36/50
#Dishwashers replaced	5	36/50
#Low flow toilets	11	56/50
#Low flow showerheads	6	35/50
#Units with bus/rail access	5	36/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	36/140
# of Singlefamily Units	5	36/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	5	0/0	23/50	36/140	63.89
# Owner Households	0	2	5	0/0	23/50	36/140	63.89

Activity Locations

Address	City	County	State	Zip	Status / Accept
2203 Guilford Ave	Baltimore		Maryland	21218-5858	Match / Y
3505 Woodstock Ave	Baltimore		Maryland	21213-1124	Match / Y
3707 Ravenwood Ave	Baltimore		Maryland	21213-2021	Match / Y
3711 Lyndale Ave	Baltimore		Maryland	21213-1931	Match / Y
4104 Raymonn Ave	Baltimore		Maryland	21213-2132	Match / Y



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP2-TB-2AH-051
Activity Title:	Acquisition/Rehab B

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NSP2-2AH-050

Project Title:
Acquisition/Rehab B-050

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2015

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Telesis Baltimore Corporation

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$214,000.00	\$214,000.00
Total Funds Drawdown	\$0.00	\$213,584.33
Program Funds Drawdown	\$0.00	\$128,366.44
Program Income Drawdown	\$0.00	\$85,217.89
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$213,584.33	\$213,584.33
Telesis Baltimore Corporation	\$213,584.33	\$213,584.33
Match Contributed	\$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:

Changes in expenditures were the result of the shifting of \$213,584.33 in vouchers. The houses were targeted originally for buyers with income at or below 120% of the Area Median Income but the final home buyer's income was below 50% of Area Median Income. The sale of the house was reported last quarter and the vouchers shifted during this quarter.

Accomplishments Performance Measures

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



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

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,727,702.44
Total Budget	\$0.00	\$2,727,702.44
Total Obligated	\$0.00	\$2,727,702.44
Total Funds Drawdown	\$0.00	\$2,683,681.93
Program Funds Drawdown	\$0.00	\$2,292,984.04
Program Income Drawdown	\$0.00	\$390,697.89
Program Income Received	\$0.00	\$1,480,879.94
Total Funds Expended	(\$16,342.03)	\$2,683,681.93
Telesis Baltimore Corporation	(\$16,342.03)	\$2,683,681.93
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Changes in expenditures were the result of the shifting of \$16,342.03 in vouchers. The houses were targeted originally for buyers with income at or below 120% of the Area Median Income but the final home buyer's income was below 50% of Area Median Income. The sale of the house was reported last quarter and the vouchers shifted during 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

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,000,000.00
Total Budget	\$0.00	\$6,000,000.00
Total Obligated	\$1,630,330.04	\$5,874,742.42
Total Funds Drawdown	\$1,726,527.43	\$5,772,046.76
Program Funds Drawdown	\$1,332,252.57	\$4,316,209.33
Program Income Drawdown	\$394,274.86	\$1,455,837.43
Program Income Received	\$1,200,000.00	\$3,320,379.26
Total Funds Expended	\$1,528,385.13	\$5,771,146.76
Telesis Baltimore Corporation	\$1,528,385.13	\$5,771,146.76
Match Contributed	\$0.00	\$1,259,958.00

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Telesis Baltimore Corporation is nearing completion of its final phase of rehabilitation of 15 houses in the Barclay neighborhood. The houses are located at 2014, 2016, 2028, 2030, 2032, and 2034 N. Calvert Street; 2232 Guilford Avenue; 315 and 317 East 23rd Street; and 311, 316, 320, 323, 336, and 338 East 22nd Street. Two of the houses are completed. Twelve of the homes will be sold to eligible homeowners earning at or below 120% of Area Median Income and three of the homes will be sold to eligible homeowners earning at or below 80% of Area Median Income.

Eight of the houses have contracts of sale including one of those targeted to homeowners at or below 80% of Area Median Income.

Changes in expenditures were the result of the shifting of vouchers. During this quarter there were \$1,725,627.43 in new expenditures and \$197,242.30 in switched vouchers. The houses were targeted originally for buyers with income at or below 120% of the Area Median Income but the final home buyer's income was at or below 50% of Area Median Income.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		18/30	
#Energy Star Replacement Windows	0		108/40	
#Additional Attic/Roof Insulation	0		18/20	
#High efficiency heating plants	0		18/20	
#Efficient AC added/replaced	0		18/20	
#Replaced thermostats	0		18/20	
#Replaced hot water heaters	0		18/20	
#Light Fixtures (indoors) replaced	0		144/20	
#Light fixtures (outdoors) replaced	0		36/20	
#Refrigerators replaced	0		18/20	
#Clothes washers replaced	0		18/20	
#Dishwashers replaced	0		18/20	
#Low flow toilets	0		53/20	
#Low flow showerheads	0		36/20	
#Units with bus/rail access	0		17/30	
#Units exceeding Energy Star	0		17/20	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		18/30	
# of Singlefamily Units	0		18/30	

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	3/0	18/30	16.67
# Owner Households	0	0	0	0/0	3/0	18/30	16.67

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-WH-2AR-051

Activity Title: Acq./Rehab/Rental 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:

Women's Housing Coalition, Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total Budget	\$0.00	\$1,700,000.00
Total Obligated	\$0.00	\$1,700,000.00
Total Funds Drawdown	\$0.00	\$1,644,310.86
Program Funds Drawdown	\$0.00	\$1,060,191.04
Program Income Drawdown	\$0.00	\$584,119.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,644,310.86
Women's Housing Coalition, Inc.	\$0.00	\$1,644,310.86
Match Contributed	\$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

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

