

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

January 1, 2014 thru March 31, 2014 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

LOCCS Authorized Amount:

\$26,092,880.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/IRL 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	\$325,554.46	\$41,209,869.01
Total Funds Drawdown	\$421,196.05	\$38,928,106.48
Program Funds Drawdown	\$0.00	\$25,411,624.73
Program Income Drawdown	\$421,196.05	\$13,516,481.75
Program Income Received	\$300,000.00	\$15,145,545.68
Total Funds Expended	\$439,182.50	\$38,921,156.10
Match Contributed	\$91,000.00	\$2,231,726.80

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	\$2,231,726.80
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$2,740,738.13
Limit on State Admin	\$0.00	\$2,740,738.13

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 March 31, 2014 a total of program funds and program income of \$38,921,156.10. Proceeds from houses sold total \$14,845,545.68. The proceeds of sale were used to continue the program. A total of \$439,182.50 was expended during the quarter comprised entirely of program income.

During January, February, and March of 2014, five homes were sold to eligible homeowners. From the beginning of the program, a total of 125 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

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

Telesis Baltimore Corporation sold five homes in its final phase of 15 houses in the Barclay neighborhood: 317 East 23rd Street, 2232 Guilford Avenue, 2014 N. Calvert Street, 2016 N. Calvert Street, and 2028 N. Calvert Street. All of the homes were sold to eligible homeowners earning at or below 120% of Area Median Income. Seven additional houses were placed under contracts of sale. Five houses were being rehabilitated. Two houses were completed and listed for sale.

>St. Ambrose Housing Aid Center, Inc. began rehabilitation on four houses in the Belair-Edison



neighborhood. 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. listed the house at 2228 Linden Avenue for sale. Once this house has been purchased by a homebuyer, Druid Heights Community Development Corporation will have completed all of its homes acquired through its initial NSP2 allocation. The next project for Druid Heights is the redevelopment of eight houses on the 2200 block of Callow Avenue. In February, Druid Heights was the successful bidder at an auction for 2220 and 2225 Callow Avenue. The two houses were put into Baltimore City’s receivership program and auctioned by the nonprofit One House at a Time. The court must approve the auction and then settlement may occur.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., listed 3650 Ellerslie Avenue in the Better Waverly neighborhood for sale. The home will be sold to eligible homeowners earning at or below 120% of Area Median Income. A scope of work was begun for the house at 1122 East 36th Street in the Ednor Gardens neighborhood. The house will be placed for rehabilitation bids in the next quarter.

French Development Company continued its review of bids for its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Contractor selection is expected early in April.

Community Solutions, LLC, through its subsidiary Homework LLC, was in the process of obtaining another general contractor to complete the 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. had five houses for sale in the McElderry Park neighborhood. One additional house was placed under a contract of sale. 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.

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	\$0.00	\$3,000,000.00	\$1,548,031.39
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$6,851,098.23
NSP2-3AH-120, Acquisition/Rehab B-120	\$0.00	\$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

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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$528,000.00
Total Budget	\$0.00	\$528,000.00
Total Obligated	\$1,175.00	\$148,588.26
Total Funds Drawdown	\$1,162.50	\$148,570.76
Program Funds Drawdown	\$0.00	\$25,143.37
Program Income Drawdown	\$1,162.50	\$123,427.39
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,200.00	\$148,570.76
Community Solutions, LLC	\$1,200.00	\$148,570.76
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, was in the process of obtaining another general contractor to complete the 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	Jan 1 thru Mar 31, 2014	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
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	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	Jan 1 thru Mar 31, 2014	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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$5,525,000.00
Total Budget	\$0.00	\$5,525,000.00
Total Obligated	\$37,620.53	\$4,215,632.67
Total Funds Drawdown	\$43,630.53	\$4,196,710.76
Program Funds Drawdown	\$0.00	\$2,341,371.92
Program Income Drawdown	\$43,630.53	\$1,855,338.84
Program Income Received	\$0.00	\$2,141,049.52
Total Funds Expended	\$43,818.03	\$4,196,710.77
Druid Heights Community Development Corporation, Inc.	\$43,818.03	\$4,196,710.77
Match Contributed	\$0.00	\$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:

The house at 2228 Linden Avenue was for sale. Once this house has been purchased by a homebuyer, Druid Heights Community Development Corporation will have completed all of its homes acquired through its initial NSP2 allocation. The next project for Druid Heights is the redevelopment of eight houses on the 2200 block of Callow Avenue. In February, Druid Heights was the successful bidder at auction for 2220 and 2225 Callow Avenue. The two houses were put into Baltimore City's receivership program and auctioned by the nonprofit One House at a Time. The court must approve the auction and then settlement will occur.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/15
#Energy Star Replacement Windows	0	74/20
#Additional Attic/Roof Insulation	0	11/10
#High efficiency heating plants	0	11/10
#Efficient AC added/replaced	0	11/10
#Replaced thermostats	0	12/10
#Replaced hot water heaters	0	12/10
#Light Fixtures (indoors) replaced	0	96/10
#Light fixtures (outdoors) replaced	0	22/10
#Refrigerators replaced	0	12/10
#Clothes washers replaced	0	12/10
#Dishwashers replaced	0	12/10
#Low flow toilets	0	28/10
#Low flow showerheads	0	21/10
#Units with bus/rail access	0	12/15
#Units exceeding Energy Star	0	8/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/15
# of Singlefamily Units	0	12/15

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

	Jan 1 thru Mar 31, 2014	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 was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
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# 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

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$1,125.00	\$163,694.46
Total Funds Drawdown	\$1,125.00	\$162,631.58
Program Funds Drawdown	\$0.00	\$67,854.18
Program Income Drawdown	\$1,125.00	\$94,777.40
Program Income Received	\$0.00	\$200.33
Total Funds Expended	\$1,125.00	\$162,631.58
French Development Company	\$1,125.00	\$162,631.58
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 continued its review of bids for its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Contractor selection is expected in early April.

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

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$36,799.02	\$1,000,000.00
Total Funds Drawdown	\$38,174.33	\$847,100.46
Program Funds Drawdown	\$0.00	\$259,324.56
Program Income Drawdown	\$38,174.33	\$587,775.90
Program Income Received	\$0.00	\$76,754.78
Total Funds Expended	\$38,174.33	\$847,100.46
Govans Ecumenical Development Corporation	\$38,174.33	\$847,100.46
Match Contributed	\$0.00	\$28,000.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

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

Activity Progress Narrative:

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., listed 3650 Eilerslie Avenue in the Better Waverly neighborhood for sale. The home will be sold to an eligible homeowner earning at or below 120% of Area Median Income.

A scope of work was begun for the house at 1122 East 36th Street in the Ednor Gardens neighborhood. Rehabilitation bids will be sought in the next quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	2/5
#Energy Star Replacement Windows	0	16/15
#Additional Attic/Roof Insulation	0	2/5
#High efficiency heating plants	0	2/5
#Efficient AC added/replaced	0	2/5
#Replaced thermostats	0	2/5
#Replaced hot water heaters	0	2/5
#Light Fixtures (indoors) replaced	0	16/25
#Light fixtures (outdoors) replaced	0	4/10
#Refrigerators replaced	0	2/5
#Clothes washers replaced	0	2/5
#Dishwashers replaced	0	2/5
#Low flow toilets	0	4/7
#Low flow showerheads	0	2/5
#Units with bus/rail access	0	2/5
#Sites re-used	0	2/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	NSP2-HC-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	Jan 1 thru Mar 31, 2014	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

Activity Status:

Under Way

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/10/2010

Projected End Date:

02/11/2015

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$0.00	\$5,500,000.00
Total Obligated	\$0.00	\$4,088,957.60
Total Funds Drawdown	\$0.00	\$3,787,902.61
Program Funds Drawdown	\$0.00	\$1,990,315.67
Program Income Drawdown	\$0.00	\$1,797,586.94
Program Income Received	\$0.00	\$2,190,131.00
Total Funds Expended	\$75.00	\$4,055,155.46
Habitat for Humanity of the Chesapeake, Inc.	\$75.00	\$4,055,155.46
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.
Expenditure was for a final payment for risk assessment inspection.

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	Jan 1 thru Mar 31, 2014	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
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

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	Jan 1 thru Mar 31, 2014	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:

Habitat for Humanity of the Chesapeake, Inc. placed one buyer under contract of sale this quarter. Settlement is expected in April.

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

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$201,674.24	\$2,741,472.22
Total Funds Drawdown	\$201,093.38	\$2,740,738.13
Program Funds Drawdown	\$0.00	\$1,548,031.39
Program Income Drawdown	\$201,093.38	\$1,192,706.74
Program Income Received	\$0.00	\$1,091.94
Total Funds Expended	\$204,586.33	\$2,736,072.81
Healthy Neighborhoods, Inc.	\$204,586.33	\$2,736,072.81
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 March 31, 2014 a total of program funds and program income of \$38,921,156.10. Proceeds from houses sold total \$14,845,545.68. The proceeds of sale were used to continue the program. A total of \$439,182.50 was expended during the quarter comprised entirely of program 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-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	Jan 1 thru Mar 31, 2014	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 \$15,00 to \$25,000.

Location Description:

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

Activity Progress Narrative:

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

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	1/0
# of Parcels acquired voluntarily	0	1/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: NSP2-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	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$1,340.00	\$741,922.41
Total Funds Drawdown	\$2,082.00	\$741,319.22
Program Funds Drawdown	\$0.00	\$441,913.91
Program Income Drawdown	\$2,082.00	\$299,405.31
Program Income Received	\$0.00	\$23,945.00
Total Funds Expended	\$15,188.00	\$747,013.41
Healthy Neighborhoods, Inc.	\$15,188.00	\$747,013.41
Match Contributed	\$0.00	\$86,000.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, 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:

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

Expenditures this quarter were for completion of repairs and inspector fees.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	23/28
# of Parcels acquired voluntarily	0	23/28

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Jan 1 thru Mar 31, 2014	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 Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Progress Narrative:

There was no activity to report this quarter.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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	Jan 1 thru Mar 31, 2014	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

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:

St. Ambrose Housing Aid Center, Inc.

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$3,285.50	\$1,200,328.47
Total Funds Drawdown	\$3,285.50	\$1,198,664.84
Program Funds Drawdown	\$0.00	\$562,307.83
Program Income Drawdown	\$3,285.50	\$636,357.01
Program Income Received	\$0.00	\$578,048.44
Total Funds Expended	\$3,285.50	\$1,167,093.84
St. Ambrose Housing Aid Center, Inc.	\$3,285.50	\$1,167,093.84
Match Contributed	\$0.00	\$159,000.00

Activity Description:

This activity is a continuation of Activity NSP2-SA-2AH-050. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

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

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.
Expenditure was for the remainder of developer fee on a completed and sold house.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/2
# of Singlefamily Units	0	9/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	9/2	0/0	9/2	100.00
# Owner Households	0	0	0	9/2	0/0	9/2	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	Jan 1 thru Mar 31, 2014	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	\$2,847,420.89
Program Funds Drawdown	\$0.00	\$2,409,422.19
Program Income Drawdown	\$0.00	\$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

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:
St. Ambrose Housing Aid Center, Inc.

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$0.00	\$5,500,000.00
Total Obligated	\$38,760.17	\$4,937,647.86
Total Funds Drawdown	\$127,867.81	\$4,440,497.51
Program Funds Drawdown	\$0.00	\$2,485,058.96
Program Income Drawdown	\$127,867.81	\$1,955,438.55
Program Income Received	\$0.00	\$2,949,732.65
Total Funds Expended	\$128,055.31	\$4,518,818.21
St. Ambrose Housing Aid Center, Inc.	\$128,055.31	\$4,518,818.21
Match Contributed	\$0.00	\$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:

St. Ambrose Housing Aid Center, Inc. began rehabilitation on four houses in the Belair-Edison neighborhood. Upon completion, all of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	36/140

#Energy Star Replacement Windows	0	222/100
#Additional Attic/Roof Insulation	0	36/50
#High efficiency heating plants	0	36/50
#Efficient AC added/replaced	0	34/50
#Replaced thermostats	0	36/50
#Replaced hot water heaters	0	36/50
#Light Fixtures (indoors) replaced	0	195/50
#Light fixtures (outdoors) replaced	0	68/50
#Refrigerators replaced	0	36/50
#Clothes washers replaced	0	36/50
#Dishwashers replaced	0	36/50
#Low flow toilets	0	56/50
#Low flow showerheads	0	35/50
#Units with bus/rail access	0	36/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	36/140
# of Singlefamily Units	0	36/140

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP2-TB-2AH-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

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$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	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$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:

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

	Jan 1 thru Mar 31, 2014	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	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$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:

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

Activity Status:

Under Way

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

02/11/2010

Projected End Date:

02/10/2015

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Telesis Baltimore Corporation

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,000,000.00
Total Budget	\$0.00	\$6,000,000.00
Total Obligated	\$3,775.00	\$5,878,517.42
Total Funds Drawdown	\$2,775.00	\$5,774,821.76
Program Funds Drawdown	\$0.00	\$4,316,209.33
Program Income Drawdown	\$2,775.00	\$1,458,612.43
Program Income Received	\$300,000.00	\$3,620,379.26
Total Funds Expended	\$3,675.00	\$5,774,821.76
Telesis Baltimore Corporation	\$3,675.00	\$5,774,821.76
Match Contributed	\$91,000.00	\$1,350,958.00

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 five homes in its final phase of 15 houses in the Barclay neighborhood: 317 East 23rd Street, 2232 Guilford Avenue, 2014 N. Calvert Street, 2016 N. Calvert Street, and 2028 N. Calvert Street. Three of the homes were sold to eligible homeowners earning at or below 120% of Area Median Income. Two of the homes were sold to eligible homeowners earning at or below 80% of Area Median Income.

Seven additional houses were placed under contracts of sale. Five houses continued being rehabilitated. Two houses were completed and listed for sale.

Matching funds of \$50,000 from Baltimore City's Vacants 2 Value program, \$12,500 from the State of Maryland's Settlement Expense Loan Program, \$25,500 from Johns Hopkins Live Near Your Work 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		5		23/30
#Energy Star Replacement Windows		50		158/40
#Additional Attic/Roof Insulation		5		23/20
#High efficiency heating plants		5		23/20
#Efficient AC added/replaced		5		23/20
#Replaced thermostats		5		23/20
#Replaced hot water heaters		5		23/20
#Light Fixtures (indoors) replaced		60		204/20
#Light fixtures (outdoors) replaced		10		46/20
#Refrigerators replaced		5		23/20
#Clothes washers replaced		5		23/20
#Dishwashers replaced		5		23/20
#Low flow toilets		12		65/20
#Low flow showerheads		10		46/20
#Units with bus/rail access		5		22/30
#Units exceeding Energy Star		5		22/20

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		5		23/30
# of Singlefamily Units		5		23/30

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	5/0	23/30	21.74
# Owner Households	0	2	5	0/0	5/0	23/30	21.74

Activity Locations

Address	City	County	State	Zip	Status / Accept
2014 N Calvert St	Baltimore		Maryland	21218-6042	Match / Y
2016 N Calvert St	Baltimore		Maryland	21218-6042	Match / Y
2028 N Calvert St	Baltimore		Maryland	21218-6042	Match / Y
2232 Guilford Ave	Baltimore		Maryland	21218-5818	Match / Y
317 E 23rd St	Baltimore		Maryland	21218-5812	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

	Jan 1 thru Mar 31, 2014	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	



Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

April 1, 2014 thru June 30, 2014 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 PI/RL Funds:
\$25,000,000.00

Total Budget:
\$51,092,880.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant, along with eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will be added if needed. Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 32 units of housing for homeowners or renters. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers and the French Development Company also will be in the same areas and developing five houses. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 148 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly, and Coldstream Homestead Montebello overlapping census tracts 905 and 906. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 33 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 36 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "as is"

Executive Summary:

"market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000; over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000. Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years.

No demolition or land banking is anticipated under this program.



Target Geography:

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

The NSP2 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 one house in the Coldstream Homestead Montebello neighborhood for a homeowner at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.

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

How to Get Additional Information:

For additional information, please contact:

Healthy Neighborhoods, Inc.

>2 East Read Street

>Baltimore, MD 21202

www.healthyneighborhoods.org

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

>Telephone: 410.332.0387, ext. 153

>levans@healthyneighborhoods.org



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$48,497,633.12
Total Budget	\$1,340,000.00	\$48,497,633.12
Total Obligated	\$1,190,450.45	\$42,400,319.46
Total Funds Drawdown	\$1,172,347.57	\$40,100,454.05
Program Funds Drawdown	\$0.00	\$25,411,624.73
Program Income Drawdown	\$1,172,347.57	\$14,688,829.32
Program Income Received	\$1,034,258.20	\$16,179,803.88
Total Funds Expended	\$1,177,863.77	\$40,099,019.87
Match Contributed	\$2,324,019.80	\$4,555,746.60

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$4,555,746.60
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$2,931,818.41
Limit on State Admin	\$0.00	\$2,931,818.41

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	\$12,980,978.18

Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through June 30, 2014 a total of program funds and program income of \$40,099,019.87. Proceeds from houses sold since inception of the program total \$14,679,803.88. The proceeds of sale were used to continue the program. A total of \$2,068,431.60 was expended during the quarter.

During April and May of 2014, ten homes were sold to eligible homeowners. From the beginning of the program, a total of 135 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

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

Telesis Baltimore Corporation sold seven homes in its final phase of 15 houses in the Barclay neighborhood: 311, 320, 323, and 336 East 22nd Street; and 2030, 2032, and 2034 N. Calvert Street. All of the homes were sold to eligible homeowners earning at or below 120% of Area Median Income. The three remaining houses in the final

phase were completed and listed for sale.

St. Ambrose Housing Aid Center, Inc. sold two homes in the Belair-Edison neighborhood. One was sold in the 3100 block of Dudley Avenue to an eligible homeowner earning at or below 120% of Area Median Income and the other in the 3300 block of Lake Avenue was sold to an eligible homeowner earning at or below 50% of Area Median Income. The home buyers received funds for a portion of their closing costs.

>Rehabilitation continued on three additional houses in the Belair-Edison neighborhood. The house at 2875 Chesterfield Avenue was completed and listed for sale. 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. placed 2228 Linden Avenue under a contract of sale. Once this house has been purchased by a homebuyer, Druid Heights Community Development Corporation will have completed all of its homes acquired through its initial NSP2 allocation. The next project is the acquisition and redevelopment of eight houses on the 2200 block of Callow Avenue. In May, Druid Heights settled on the first two houses at 2223 and 2225 Callow Avenue. Three more houses are under contracts of sale and are expected to settle in July. An RFP was released in June to acquire architectural services for the eight unit project. Responses are due in mid July.

A homebuyer purchased a home in the 2500 block of Jefferson Street in the McElderry Park neighborhood from Habitat for Humanity of the Chesapeake, Inc. The home was sold to an eligible homeowner earning at or below 120% of Area Median Income. Neighborhood Stabilization Program funds were provided to the buyer for interest write down and for closing cost assistance. Five houses are for sale in the McElderry Park neighborhood and are for sale to eligible homeowners earning at or below 50% of Area Median Income.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., placed 3650 Ellerslie Avenue in the Better Waverly neighborhood under contract of sale. The home is being sold to eligible homeowner earning at or below 120% of Area Median Income. The final house at 1122 East 36th Street in the Ednor Gardens neighborhood was put out for rehabilitation bids. Upon completion, the house will be sold to eligible homeowner earning at or below 120% of Area Median Income.

French Development Company purchased its third house at 151 N. Lakewood in the Patterson Park neighborhood. Rehabilitation began on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Upon completion, the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

In the Coldstream Homestead Montebello neighborhood, a request for rehabilitation proposal for 1505 East 33rd Street was distributed in June. Upon completion, the home will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2-1AD, Administration	\$0.00	\$3,517,880.00	\$1,548,031.39
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$6,851,098.23
NSP2-3AH-120, Acquisition/Rehab B-120	\$0.00	\$32,500,000.00	\$16,974,555.68
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

Project # / Title: NSP2-1AD / Administration

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

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$3,000,000.00

Total Budget

\$0.00

\$3,000,000.00

Total Obligated

\$192,350.17

\$2,933,822.39

Total Funds Drawdown

\$191,080.28

\$2,931,818.41

Program Funds Drawdown

\$0.00

\$1,548,031.39

Program Income Drawdown

\$191,080.28

\$1,383,787.02

Program Income Received

\$0.00

\$1,091.94

Total Funds Expended

\$191,080.28

\$2,927,153.09

Healthy Neighborhoods, Inc.

\$191,080.28

\$2,927,153.09

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, 2014 a total of program funds and program income of \$40,099,019.87. Proceeds from houses sold since inception of the program total \$14,679,803.88. The proceeds of sale were used to continue the program. A total of \$2,068,431.60 was expended during the quarter.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

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

Activity Title: Acquisition/Rehab B

Activity Category:

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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$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-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	Apr 1 thru Jun 30, 2014	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		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/4	
# of buildings (non-residential)	0		1/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		5/4	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/10/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$4,500,000.00
Total Budget	(\$1,000,000.00)	\$4,500,000.00
Total Obligated	\$1,000.00	\$4,089,957.60
Total Funds Drawdown	\$76,705.01	\$3,864,607.62
Program Funds Drawdown	\$0.00	\$1,990,315.67
Program Income Drawdown	\$76,705.01	\$1,874,291.95
Program Income Received	\$74,551.27	\$2,264,682.27
Total Funds Expended	\$76,705.01	\$4,131,860.47
Habitat for Humanity of the Chesapeake, Inc.	\$76,705.01	\$4,131,860.47
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:

Expenditures were made for additional improvements in two houses to be placed on the market and for holding costs.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct (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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$170,000.00
Total Budget	(\$30,000.00)	\$170,000.00
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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property or to address lead paint hazards. The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

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

Activity Progress Narrative:

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



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct (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	Apr 1 thru Jun 30, 2014	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 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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$0.00	\$1,200,328.47
Total Funds Drawdown	\$0.00	\$1,198,664.84
Program Funds Drawdown	\$0.00	\$562,307.83
Program Income Drawdown	\$0.00	\$636,357.01
Program Income Received	\$0.00	\$578,048.44
Total Funds Expended	\$0.00	\$1,167,093.84
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$1,167,093.84
Match Contributed	\$0.00	\$159,000.00

Activity Description:

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

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 homebuyer purchased a home in the 3300 block of Lake Avenue in the Belair-Edison neighborhood from St. Ambrose Housing Aid Center, Inc. The home was sold to an eligible homeowner earning at or below 50% of Area Median Income. The home buyer received funds for a portion of their closing costs.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	10/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	10/2
# of Singlefamily Units	1	10/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	10/2	0/0	10/2	100.00
# Owner Households	1	0	1	10/2	0/0	10/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$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	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$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:

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-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 (HouseHold)

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, 2014	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	

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

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

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



Project Number:

NSP2-3AH-120

Projected Start Date:

09/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

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

Community Solutions, LLC

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2014**

N/A

To Date

\$353,000.00

Total Budget

(\$175,000.00)

\$353,000.00

Total Obligated

\$12,595.00

\$161,183.26

Total Funds Drawdown

\$12,475.00

\$161,045.76

Program Funds Drawdown

\$0.00

\$25,143.37

Program Income Drawdown

\$12,475.00

\$135,902.39

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$12,475.00

\$161,045.76

Community Solutions, LLC

\$12,475.00

\$161,045.76

Match Contributed

\$0.00

\$0.00

Activity Description:

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

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

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:

A request for rehabilitation proposal for 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was distributed in June. Upon completion, the home will be sold to an 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-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	Apr 1 thru Jun 30, 2014	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	

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	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: Druid Heights Community Development Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,770,000.00
Total Budget	\$1,245,000.00	\$6,770,000.00
Total Obligated	\$60,495.82	\$4,276,128.49
Total Funds Drawdown	\$72,580.07	\$4,269,290.83
Program Funds Drawdown	\$0.00	\$2,341,371.92
Program Income Drawdown	\$72,580.07	\$1,927,918.91
Program Income Received	\$0.00	\$2,141,049.52
Total Funds Expended	\$78,096.27	\$4,274,807.04
Druid Heights Community Development Corporation, Inc.	\$78,096.27	\$4,274,807.04
Match Contributed	\$0.00	\$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:

The house at 2228 Linden Avenue was placed under a contract of sale. Once this house has been purchased by a homebuyer, Druid Heights Community Development Corporation will have completed all of its homes acquired through its initial NSP2 allocation. The next project is the acquisition and redevelopment of eight houses on the 2200 block of Callow Avenue. In May, Druid Heights settled on its first two houses at 2223 and 2225 Callow Avenue. Three more houses are under contracts of sale and are expected to settle in July. An RFP was released in June to acquire architectural services for the eight unit



project. Responses are due in mid July.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/15
#Energy Star Replacement Windows	0	74/20
#Additional Attic/Roof Insulation	0	11/10
#High efficiency heating plants	0	11/10
#Efficient AC added/replaced	0	11/10
#Replaced thermostats	0	12/10
#Replaced hot water heaters	0	12/10
#Light Fixtures (indoors) replaced	0	96/10
#Light fixtures (outdoors) replaced	0	22/10
#Refrigerators replaced	0	12/10
#Clothes washers replaced	0	12/10
#Dishwashers replaced	0	12/10
#Low flow toilets	0	28/10
#Low flow showerheads	0	21/10
#Units with bus/rail access	0	12/15
#Units exceeding Energy Star	0	8/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/15
# of Singlefamily Units	0	12/15

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Benefit Type:

Direct (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	Apr 1 thru Jun 30, 2014	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 was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

Accomplishments Performance Measures

No Accomplishments Performance Measures 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

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

French Development Company

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$110,936.24	\$274,630.70
Total Funds Drawdown	\$111,093.03	\$273,724.61
Program Funds Drawdown	\$0.00	\$67,854.18
Program Income Drawdown	\$111,093.03	\$205,870.43
Program Income Received	\$0.00	\$200.33
Total Funds Expended	\$111,093.03	\$273,724.61
French Development Company	\$111,093.03	\$273,724.61
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 purchased its third house at 151 N. Lakewood in the Patterson Park neighborhood. Rehabilitation began on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Upon completion, the houses 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-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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,225,000.00
Total Budget	\$225,000.00	\$1,225,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$32,075.63	\$879,176.09
Program Funds Drawdown	\$0.00	\$259,324.56
Program Income Drawdown	\$32,075.63	\$619,851.53
Program Income Received	\$0.00	\$76,754.78
Total Funds Expended	\$32,075.63	\$879,176.09
Govans Ecumenical Development Corporation	\$32,075.63	\$879,176.09
Match Contributed	\$0.00	\$28,000.00

Activity Description:

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

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

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

Activity Progress Narrative:

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., placed 3650 Ellerslie Avenue in the Better Waverly neighborhood under contract of sale. The home is being sold to eligible homeowner earning at or below 120% of Area Median Income.

The final house at 1122 East 36th Street in the Ednor Gardens neighborhood was advertised for rehabilitation bids. Upon completion, the house will be sold to eligible homeowner earning at or below 120% of Area Median Income.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/5
#Energy Star Replacement Windows	0	16/15
#Additional Attic/Roof Insulation	0	2/5
#High efficiency heating plants	0	2/5
#Efficient AC added/replaced	0	2/5
#Replaced thermostats	0	2/5
#Replaced hot water heaters	0	2/5
#Light Fixtures (indoors) replaced	0	16/25
#Light fixtures (outdoors) replaced	0	4/10
#Refrigerators replaced	0	2/5
#Clothes washers replaced	0	2/5
#Dishwashers replaced	0	2/5
#Low flow toilets	0	4/7
#Low flow showerheads	0	2/5
#Units with bus/rail access	0	2/5
#Sites re-used	0	2/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Rehabilitation/reconstruction of residential structures

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	Apr 1 thru Jun 30, 2014	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 Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP2-3AH-120
Projected Start Date:
 02/11/2010
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehab B-120
Projected End Date:
 02/11/2015
Completed Activity Actual End Date:

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

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,525,000.00
Total Budget	(\$475,000.00)	\$1,525,000.00
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:

A homebuyer purchased a home in the 2500 block of Jefferson Street in the McElderry Park neighborhood from Habitat for Humanity of the Chesapeake, Inc. The home was sold to an eligible homeowner earning at or below 120% of Area Median Income. Neighborhood Stabilization Program funds were provided to the buyer for interest write down and for closing cost assistance.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	9/6
#Energy Star Replacement Windows	7	55/6
#Additional Attic/Roof Insulation	1	9/3
#High efficiency heating plants	1	9/3
#Efficient AC added/replaced	1	9/3
#Replaced thermostats	1	9/3
#Replaced hot water heaters	1	9/3
#Light Fixtures (indoors) replaced	8	76/3
#Light fixtures (outdoors) replaced	2	18/3
#Refrigerators replaced	1	9/3
#Clothes washers replaced	1	9/3
#Dishwashers replaced	1	9/3
#Low flow toilets	2	14/3
#Low flow showerheads	1	10/3
#Units with bus/rail access	1	9/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	9/6
# of Singlefamily Units	1	9/6

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	(\$50,000.00)	\$750,000.00
Total Obligated	\$2,000.00	\$743,922.41
Total Funds Drawdown	\$1,174.00	\$742,493.22
Program Funds Drawdown	\$0.00	\$441,913.91
Program Income Drawdown	\$1,174.00	\$300,579.31
Program Income Received	\$0.00	\$23,945.00
Total Funds Expended	\$1,174.00	\$748,187.41
Healthy Neighborhoods, Inc.	\$1,174.00	\$748,187.41
Match Contributed	\$0.00	\$86,000.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999. The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

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

Activity Progress Narrative:

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



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

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, 2014	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	\$2,847,420.89
Program Funds Drawdown	\$0.00	\$2,409,422.19
Program Income Drawdown	\$0.00	\$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	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/6
# of Parcels acquired voluntarily	0	5/6

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP2-3AH-120

Projected Start Date:
02/11/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehab B-120

Projected End Date:
02/11/2015

Completed Activity Actual End Date:

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

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,500,000.00
Total Budget	\$1,000,000.00	\$6,500,000.00
Total Obligated	\$89,590.64	\$5,027,238.50
Total Funds Drawdown	\$228,972.73	\$4,669,470.24
Program Funds Drawdown	\$0.00	\$2,485,058.96
Program Income Drawdown	\$228,972.73	\$2,184,411.28
Program Income Received	\$209,532.79	\$3,159,265.44
Total Funds Expended	\$228,972.73	\$4,747,790.94
St. Ambrose Housing Aid Center, Inc.	\$228,972.73	\$4,747,790.94
Match Contributed	\$21,000.00	\$409,768.80

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 homebuyer purchased a home in the 3100 block of Dudley Avenue in the Belair-Edison neighborhood from St. Ambrose Housing Aid Center, Inc. The home was sold to an eligible homeowner earning at or below 120% of Area Median Income. The home buyer received funds for a portion of their closing costs. St. Ambrose Housing Aid Center, Inc. continued rehabilitation on three houses in the Belair-Edison neighborhood. The house at 2875 Chesterfield Avenue was completed and listed for sale. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.



Matching funds of \$10,000 from Baltimore City's Vacants 2 Value program, \$8,500 from the State of Maryland's Settlement Expense Loan Program, and \$2,500 from the Live Near Your Work 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	37/140
#Energy Star Replacement Windows	6	228/100
#Additional Attic/Roof Insulation	1	37/50
#High efficiency heating plants	1	37/50
#Efficient AC added/replaced	1	35/50
#Replaced thermostats	1	37/50
#Replaced hot water heaters	1	37/50
#Light Fixtures (indoors) replaced	8	203/50
#Light fixtures (outdoors) replaced	2	70/50
#Refrigerators replaced	1	37/50
#Clothes washers replaced	1	37/50
#Dishwashers replaced	1	37/50
#Low flow toilets	2	58/50
#Low flow showerheads	1	36/50
#Units with bus/rail access	1	37/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	37/140
# of Singlefamily Units	1	37/140

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	23/50	37/140	62.16
# Owner Households	0	0	1	0/0	23/50	37/140	62.16

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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	Apr 1 thru Jun 30, 2014	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	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$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:

There was no activity to report this quarter.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP2-3AH-120

Project Title:
 Acquisition/Rehab B-120

Projected Start Date:
 02/11/2010

Projected End Date:
 02/10/2015

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Telesis Baltimore Corporation

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,600,000.00
Total Budget	\$600,000.00	\$6,600,000.00
Total Obligated	\$721,482.58	\$6,600,000.00
Total Funds Drawdown	\$446,191.82	\$6,221,013.58
Program Funds Drawdown	\$0.00	\$4,316,209.33
Program Income Drawdown	\$446,191.82	\$1,904,804.25
Program Income Received	\$750,174.14	\$4,370,553.40
Total Funds Expended	\$446,191.82	\$6,221,013.58
Telesis Baltimore Corporation	\$446,191.82	\$6,221,013.58
Match Contributed	\$2,303,019.80	\$3,653,977.80

Activity Description:

This is a continuation of Activity NSP2-TB-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

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

Activity Progress Narrative:

Telesis Baltimore Corporation sold seven homes in its final phase of 15 houses in the Barclay neighborhood: 311, 320, 323, and 336 East 22nd Street; and 2030, 2032, and 2034 N. Calvert Street. All of the homes were sold to eligible homeowners earning at or below 120% of Area Median Income. The three remaining houses in the final phase were completed and listed for sale. Matching funds of \$70,000 from Baltimore City's Vacants 2 Value program, \$23,500 from the State of Maryland's Settlement Expense Loan Program, \$50,000 from Johns Hopkins Live Near Your Work program, \$6,000 from the Live Near



Your Work program, \$10,750 from the Baltimore City Employee Incentive program, and \$142,770 in principal reduction from Maryland's Neighborhood Conservation Initiative program, assisted the buyers with closing costs and down payment. Match also included a two million dollar construction line of credit from The Reinvestment Fund.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	7		30/30	
#Energy Star Replacement Windows	70		228/40	
#Additional Attic/Roof Insulation	7		30/20	
#High efficiency heating plants	7		30/20	
#Efficient AC added/replaced	7		30/20	
#Replaced thermostats	7		30/20	
#Replaced hot water heaters	7		30/20	
#Light Fixtures (indoors) replaced	84		288/20	
#Light fixtures (outdoors) replaced	14		60/20	
#Refrigerators replaced	7		30/20	
#Clothes washers replaced	7		30/20	
#Dishwashers replaced	7		30/20	
#Low flow toilets	18		83/20	
#Low flow showerheads	14		60/20	
#Units with bus/rail access	7		29/30	
#Units exceeding Energy Star	7		29/20	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	7		30/30	
# of Singlefamily Units	7		30/30	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	7	0/0	5/0	30/30	16.67
# Owner Households	0	0	7	0/0	5/0	30/30	16.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Project # / Title: NSP2-5FM / Financing Mechanisms A**Grantee Activity Number: NSP2-HN-5FM-120****Activity Title: Direct Purchase Program****Activity Category:**

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Benefit Type:

Direct (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	Apr 1 thru Jun 30, 2014	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 Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204



Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

October 1, 2014 thru December 31, 2014 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 Award Amount:
\$26,092,880.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
\$26,092,880.00

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

Total Budget:
\$51,092,880.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant, along with eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will be added if needed. Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 32 units of housing for homeowners or renters. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers and the French Development Company also will be in the same areas and developing five houses. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 148 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly, and Coldstream Homestead Montebello overlapping census tracts 905 and 906. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 33 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 36 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000; over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000. Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years. No demolition or land banking is anticipated under this program.



Target Geography:

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

The NSP2 neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

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

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

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

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

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

Program Approach:

The NSP2 grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "as is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP2 funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance. Thirty-six additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP2 funds will be used for these homebuyers for repair costs, principal reduction, and/or closing cost assistance.

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

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

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

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

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

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



Consortium Members:

Healthy Neighborhoods’ Neighborhood Stabilization Program 2 consists of nine participants. Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant and a consortium member. The City of Baltimore’s Department of Housing and Community Development is also a consortium member. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women’s Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will be added as needed.

Healthy Neighborhoods is administering the program utilizing \$2,609,288 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is 11 years old and partners with 14 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$950,000 in funds for the direct purchase program for 36 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the designated NSP2 census tracts. An additional \$75,000 in funds serves as a loan guarantee for first mortgage loans for eligible NSP2 borrowers through the Healthy Neighborhoods’ loan program.

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

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

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

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

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

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

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

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

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

How to Get Additional Information:

For additional information, please contact:
 Healthy Neighborhoods, Inc.
 >2 East Read Street
 >Baltimore, MD 21202
 www.healthyneighborhoods.org
 Attention: Lisa R. Evans, Senior Program Officer & NSP2
 >Telephone: 410.332.0387, ext. 153
 >levans@healthyneighborhoods.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$49,015,513.12
Total Budget	\$0.00	\$49,015,513.12

Total Obligated	\$452,880.00	\$45,042,896.60
Total Funds Drawdown	\$340,101.73	\$41,128,032.04
Program Funds Drawdown	\$0.00	\$25,411,624.73
Program Income Drawdown	\$340,101.73	\$15,716,407.31
Program Income Received	\$21,033.36	\$16,867,149.85
Total Funds Expended	\$0.00	\$40,715,161.69
Match Contributed	\$0.00	\$4,555,746.60

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$4,555,746.60
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$3,095,713.88
Limit on State Admin	\$0.00	\$3,095,713.88

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$12,980,978.18

Overall Progress Narrative:

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	\$0.00	\$3,517,880.00	\$1,548,031.39
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$6,851,098.23
NSP2-3AH-120, Acquisition/Rehab B-120	\$0.00	\$32,500,000.00	\$16,974,555.68
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

Project # / Title: NSP2-1AD / Administration

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

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$3,517,880.00

Total Budget

\$0.00

\$3,517,880.00

Total Obligated

\$452,880.00

\$3,517,880.00

Total Funds Drawdown

\$41,059.43

\$3,095,713.88

Program Funds Drawdown

\$0.00

\$1,548,031.39

Program Income Drawdown

\$41,059.43

\$1,547,682.49

Program Income Received

\$0.00

\$1,091.94

Total Funds Expended

\$0.00

\$3,049,824.64

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:



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$6,770,000.00

Total Budget

\$0.00

\$6,770,000.00

Total Obligated

\$0.00

\$5,500,000.00

Total Funds Drawdown

\$22,910.31

\$4,426,828.31

Program Funds Drawdown

\$0.00

\$2,341,371.92



Program Income Drawdown	\$22,910.31	\$2,085,456.39
Program Income Received	\$0.00	\$2,294,689.29
Total Funds Expended	\$0.00	\$4,403,918.01
Match Contributed	\$0.00	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/15
#Energy Star Replacement Windows	0	74/20
#Additional Attic/Roof Insulation	0	11/10
#High efficiency heating plants	0	11/10
#Efficient AC added/replaced	0	11/10
#Replaced thermostats	0	12/10
#Replaced hot water heaters	0	12/10
#Light Fixtures (indoors) replaced	0	96/10
#Light fixtures (outdoors) replaced	0	22/10
#Refrigerators replaced	0	12/10
#Clothes washers replaced	0	12/10
#Dishwashers replaced	0	12/10
#Low flow toilets	0	28/10
#Low flow showerheads	0	21/10
#Units with bus/rail access	0	12/15
#Units exceeding Energy Star	0	8/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/15



of Singlefamily Units

0

12/15

Beneficiaries Performance Measures

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

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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,500,000.00
Total Budget	\$0.00	\$6,500,000.00
Total Obligated	\$0.00	\$5,104,244.61
Total Funds Drawdown	\$59,094.95	\$4,861,973.24
Program Funds Drawdown	\$0.00	\$2,485,058.96
Program Income Drawdown	\$59,094.95	\$2,376,914.28
Program Income Received	\$21,033.36	\$3,255,206.98
Total Funds Expended	\$0.00	\$4,881,198.99
Match Contributed	\$0.00	\$409,768.80

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:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	39/140
#Energy Star Replacement Windows	0	244/100
#Additional Attic/Roof Insulation	0	39/50
#High efficiency heating plants	0	39/50
#Efficient AC added/replaced	0	37/50
#Replaced thermostats	0	39/50
#Replaced hot water heaters	0	39/50
#Light Fixtures (indoors) replaced	0	221/50
#Light fixtures (outdoors) replaced	0	74/50
#Refrigerators replaced	0	39/50
#Clothes washers replaced	0	39/50
#Dishwashers replaced	0	39/50
#Low flow toilets	0	61/50
#Low flow showerheads	0	38/50
#Units with bus/rail access	0	39/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/140
# of Singlefamily Units	0	39/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	25/50	39/140	64.10
# Owner Households	0	0	0	0/0	25/50	39/140	64.10

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP2-3AH-120

Project Title:
 Acquisition/Rehab B-120

Projected Start Date:
 02/11/2010

Projected End Date:
 02/10/2015

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Telesis Baltimore Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,600,000.00
Total Budget	\$0.00	\$6,600,000.00
Total Obligated	\$0.00	\$6,600,000.00
Total Funds Drawdown	\$217,037.04	\$6,438,125.62
Program Funds Drawdown	\$0.00	\$4,316,209.33
Program Income Drawdown	\$217,037.04	\$2,121,916.29
Program Income Received	\$0.00	\$4,670,553.40
Total Funds Expended	\$0.00	\$6,221,088.58
Match Contributed	\$0.00	\$3,653,977.80

Activity Description:

This is a continuation of Activity NSP2-TB-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

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

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	30/30
#Energy Star Replacement Windows	0	228/40
#Additional Attic/Roof Insulation	0	30/20
#High efficiency heating plants	0	30/20
#Efficient AC added/replaced	0	30/20
#Replaced thermostats	0	30/20
#Replaced hot water heaters	0	30/20
#Light Fixtures (indoors) replaced	0	288/20
#Light fixtures (outdoors) replaced	0	60/20
#Refrigerators replaced	0	30/20
#Clothes washers replaced	0	30/20
#Dishwashers replaced	0	30/20
#Low flow toilets	0	83/20
#Low flow showerheads	0	60/20
#Units with bus/rail access	0	29/30
#Units exceeding Energy Star	0	29/20

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

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	5/0	30/30	16.67
# Owner Households	0	0	0	0/0	5/0	30/30	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: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

October 1, 2014 thru December 31, 2014 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 Award Amount:
\$26,092,880.00

Grant Status:
Active

QPR Contact:
Pia H Heslip

LOCCS Authorized Amount:
\$26,092,880.00

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

Total Budget:
\$51,092,880.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant, along with eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will be added if needed. Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 32 units of housing for homeowners or renters. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers and the French Development Company also will be in the same areas and developing five houses. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 148 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly, and Coldstream Homestead Montebello overlapping census tracts 905 and 906. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 33 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 36 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "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 "middle" neighborhoods through a variety of tools utilized in cooperation with neighborhood based organizations.

The NSP2 neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

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

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

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

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

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

Program Approach:

The NSP2 grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "as is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP2 funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance. Thirty-six additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP2 funds will be used for these homebuyers for repair costs, principal reduction, and/or closing cost assistance.

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

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

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

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

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

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



Consortium Members:

Healthy Neighborhoods’ Neighborhood Stabilization Program 2 consists of nine participants. Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant and a consortium member. The City of Baltimore’s Department of Housing and Community Development is also a consortium member. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women’s Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will be added as needed.

Healthy Neighborhoods is administering the program utilizing \$2,609,288 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is 11 years old and partners with 14 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$950,000 in funds for the direct purchase program for 36 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the designated NSP2 census tracts. An additional \$75,000 in funds serves as a loan guarantee for first mortgage loans for eligible NSP2 borrowers through the Healthy Neighborhoods’ loan program.

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

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

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

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

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

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

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

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

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

How to Get Additional Information:

For additional information, please contact:
 Healthy Neighborhoods, Inc.
 >2 East Read Street
 >Baltimore, MD 21202
 www.healthyneighborhoods.org
 Attention: Lisa R. Evans, Senior Program Officer & NSP2
 >Telephone: 410.332.0387, ext. 153
 >levans@healthyneighborhoods.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$49,015,513.12
Total Budget	\$0.00	\$49,015,513.12

Total Obligated	\$879,095.66	\$45,469,112.26
Total Funds Drawdown	\$1,069,764.40	\$41,857,694.71
Program Funds Drawdown	\$0.00	\$25,411,624.73
Program Income Drawdown	\$1,069,764.40	\$16,446,069.98
Program Income Received	\$566,794.39	\$17,412,910.88
Total Funds Expended	\$1,069,991.90	\$41,785,153.59
Match Contributed	\$58,500.00	\$4,614,246.60

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$4,614,246.60
Limit on Public Services	\$3,913,932.00	\$0.00
Limit on Admin/Planning	\$2,609,288.00	\$3,120,899.55
Limit on State Admin	\$0.00	\$3,120,899.55

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,523,220.00	\$12,980,978.18

Overall Progress Narrative:

The Healthy Neighborhoods Neighborhood Stabilization Program 2 (NSP2) has spent from the inception of the grant through December 31, 2014 a total of program funds and program income of \$41,850,579.84. Proceeds from houses sold since inception of the program total \$17,412,910.88. The proceeds of sale were used to continue the program. A total of \$1,069,991.90 was expended during the quarter.

During October, November, and December of 2014, three homes were sold to eligible homeowners. From the beginning of the program, a total of 141 completely renovated homes have been sold to eligible borrowers by the development partners in the seven designated neighborhoods.

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

Telesis Baltimore Corporation over the last year sold 2 homes in its final phase of 15 houses in the Barclay neighborhood this quarter. All of the homes were sold to eligible homeowners earning at or below 120% of Area Median Income. Only one house in the final phase remains to be sold.

St. Ambrose Housing Aid Center, Inc. has begun rehabilitation on four more houses in the Belair-Edison neighborhood. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income. There are currently two homes are under contracts of sale.

In the Reservoir Hill community, Druid Heights Community Development Corporation, sold its final house acquired



through its initial NSP2 allocation this quarter. The next project is the acquisition and redevelopment of eight houses on the 2200 block of Callow Avenue. One more house was purchased in October: 2214 Callow Avenue. There are two pending settlements which are expected to close in the first quarter of 2015. Request for bids will be advertised in early 2015 and construction is expected to begin in the Spring.

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., began rehabilitation on its final house at 1122 East 36th Street in the Ednor Gardens neighborhood. Upon completion, the house will be sold to eligible homeowner earning at or below 120% of Area Median Income. Rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was completed this quarter and will be sold to eligible homeowners earning at or below 120% of Area Median Income.

French Development Company continued rehabilitation on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Upon completion, the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income.

Habitat for Humanity of the Chesapeake, Inc. had five 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.

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	\$0.00	\$3,517,880.00	\$1,548,031.39
NSP2-2AH-050, Acquisition/Rehab B-050	\$0.00	\$15,000,000.00	\$6,973,973.96
NSP2-3AH-120, Acquisition/Rehab B-120	\$0.00	\$32,500,000.00	\$16,851,679.95
NSP2-5FM, Financing Mechanisms A	\$0.00	\$75,000.00	\$37,939.43



Activities

Project # / Title: NSP2-1AD / Administration

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

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$3,517,880.00

Total Budget

\$0.00

\$3,517,880.00

Total Obligated

\$452,880.00

\$3,120,899.55

Total Funds Drawdown

\$66,245.10

\$3,120,899.55

Program Funds Drawdown

\$0.00

\$1,548,031.39

Program Income Drawdown

\$66,245.10

\$1,572,868.16

Program Income Received

\$0.00

\$1,091.94

Total Funds Expended

\$66,245.10

\$3,116,069.74

Healthy Neighborhoods, Inc.

\$66,245.10

\$3,116,069.74

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:



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

To Date

Total Budget

N/A

\$61,630.18

Total Obligated

\$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-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, 2014	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		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/4	
# of buildings (non-residential)	0		1/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		5/4	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acquisition/Rehab B

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/10/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$4,500,000.00
Total Budget	\$0.00	\$4,500,000.00
Total Obligated	\$0.00	\$4,089,957.60
Total Funds Drawdown	\$0.00	\$3,873,422.69
Program Funds Drawdown	\$0.00	\$1,990,315.67
Program Income Drawdown	\$0.00	\$1,883,107.02
Program Income Received	\$0.00	\$2,264,682.27
Total Funds Expended	\$0.00	\$4,140,675.54
Habitat for Humanity of the Chesapeake, Inc.	\$0.00	\$4,140,675.54
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:

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-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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$170,000.00
Total Budget	\$0.00	\$170,000.00
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, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property or to address lead paint hazards. The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

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

Activity Progress Narrative:

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



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Oct 1 thru Dec 31, 2014	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 Total	Cumulative Actual Total / Expected 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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$299,671.53	\$1,500,000.00
Total Funds Drawdown	\$0.00	\$1,338,157.23
Program Funds Drawdown	\$0.00	\$685,183.56
Program Income Drawdown	\$0.00	\$652,973.67
Program Income Received	\$0.00	\$578,048.44
Total Funds Expended	\$0.00	\$1,167,093.84
St. Ambrose Housing Aid Center, Inc.	\$0.00	\$1,167,093.84
Match Contributed	\$0.00	\$159,000.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no activity to report this quarter.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-TB-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:

Planned

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Telesis Baltimore Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$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	\$0.00	\$213,584.33
Telesis Baltimore Corporation	\$0.00	\$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:

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-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	Oct 1 thru Dec 31, 2014	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

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



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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

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



Project Number:

NSP2-3AH-120

Projected Start Date:

09/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

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

Community Solutions, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$353,000.00
Total Budget	\$0.00	\$353,000.00
Total Obligated	\$26,544.13	\$340,000.00
Total Funds Drawdown	\$75,813.88	\$314,600.89
Program Funds Drawdown	\$0.00	\$25,143.37
Program Income Drawdown	\$75,813.88	\$289,457.52
Program Income Received	\$1,904.56	\$1,904.56
Total Funds Expended	\$76,041.38	\$249,174.64
Community Solutions, LLC	\$76,041.38	\$249,174.64
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

Rehabilitation of 1505 East 33rd Street in the Coldstream Homestead Montebello neighborhood was completed this quarter and 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	0/1
#Energy Star Replacement Windows	0	0/2
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/4
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Sites re-used	0	0/1

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2014	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	
	Low	Mod	Low	Mod
# 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	
	Low	Mod	Low	Mod
# 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	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,770,000.00
Total Budget	\$0.00	\$6,770,000.00
Total Obligated	\$0.00	\$5,500,000.00
Total Funds Drawdown	\$255,590.66	\$4,659,508.66
Program Funds Drawdown	\$0.00	\$2,341,371.92
Program Income Drawdown	\$255,590.66	\$2,318,136.74
Program Income Received	\$219,275.23	\$2,513,964.52
Total Funds Expended	\$255,590.66	\$4,659,508.67
Druid Heights Community Development Corporation, Inc.	\$255,590.66	\$4,659,508.67
Match Contributed	\$10,000.00	\$161,000.00

Activity Description:

This is a continuation of Activity NSP2-DH-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

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

Activity Progress Narrative:

In the Reservoir Hill community, Druid Heights Community Development Corporation, sold its final house acquired through its initial NSP2 allocation this quarter, 2228 Linden. The next project is the acquisition and redevelopment of eight houses on the 2200 block of Callow Avenue. One more house was purchased in October: 2214 Callow Avenue. There are two pending settlements which are expected to close in the first quarter of 2015. Request for bids will be advertised in early 2015 and construction is expected to begin in the Spring. Matching funds in the amount of \$10,000 from the Baltimore City Vacants to Value program assisted the homebuyer.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	12/15
#Energy Star Replacement Windows	10	84/20
#Additional Attic/Roof Insulation	1	12/10
#High efficiency heating plants	1	12/10
#Efficient AC added/replaced	1	12/10
#Replaced thermostats	1	13/10
#Replaced hot water heaters	1	13/10
#Light Fixtures (indoors) replaced	12	108/10
#Light fixtures (outdoors) replaced	1	23/10
#Refrigerators replaced	1	13/10
#Clothes washers replaced	1	13/10
#Dishwashers replaced	1	13/10
#Low flow toilets	2	30/10
#Low flow showerheads	1	22/10
#Units with bus/rail access	1	13/15
#Units exceeding Energy Star	1	9/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	13/15
# of Singlefamily Units	1	13/15

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	12/15	25.00
# Owner Households	0	0	1	0/0	3/0	12/15	25.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: Acq./Rehab./Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Druid Heights Community Development Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2014	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 was determined to be infeasible. The activity represented pre development costs for appraisal and architectural and construction review of converting a foreclosed condominium building in the Reservoir Hill neighborhood to an apartment building.

Accomplishments Performance Measures

	This Report Period	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

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

French Development Company

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$880,000.00
Total Budget	\$0.00	\$880,000.00
Total Obligated	\$0.00	\$880,000.00
Total Funds Drawdown	\$86,718.33	\$550,303.53
Program Funds Drawdown	\$0.00	\$67,854.18
Program Income Drawdown	\$86,718.33	\$482,449.35
Program Income Received	\$0.00	\$200.33
Total Funds Expended	\$86,718.33	\$550,303.53
French Development Company	\$86,718.33	\$550,303.53
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 continued rehabilitation on its properties at 135 Luzerne Avenue and 154 Linwood in Patterson Park. Upon completion, the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income. French Development also acquired two additional properties for its Phase 2 and will release the bid in early 2015.

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	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,225,000.00
Total Budget	\$0.00	\$1,225,000.00
Total Obligated	\$100,000.00	\$1,100,000.00
Total Funds Drawdown	\$113,428.93	\$1,012,718.11
Program Funds Drawdown	\$0.00	\$259,324.56
Program Income Drawdown	\$113,428.93	\$753,393.55
Program Income Received	\$0.00	\$214,519.44
Total Funds Expended	\$113,428.93	\$1,012,718.11
Govans Ecumenical Development Corporation	\$113,428.93	\$1,012,718.11
Match Contributed	\$0.00	\$28,000.00

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Location Description:

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

Activity Progress Narrative:

Govans Ecumenical Development Corporation, through its subsidiary, GEDCO Homes, Inc., began rehabilitation on its final house at 1122 East 36th Street in the Ednor Gardens neighborhood. Upon completion, the house will be sold to eligible homeowner earning at or below 120% of Area Median Income.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	3/5	0.00
# Owner Households	0	0	0	0/0	0/5	3/5	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Rehabilitation/reconstruction of residential structures

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, 2014	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 Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of the Chesapeake, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,525,000.00
Total Budget	\$0.00	\$1,525,000.00
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	9/6
#Energy Star Replacement Windows	0	55/6
#Additional Attic/Roof Insulation	0	9/3
#High efficiency heating plants	0	9/3
#Efficient AC added/replaced	0	9/3
#Replaced thermostats	0	9/3
#Replaced hot water heaters	0	9/3
#Light Fixtures (indoors) replaced	0	76/3
#Light fixtures (outdoors) replaced	0	18/3
#Refrigerators replaced	0	9/3
#Clothes washers replaced	0	9/3
#Dishwashers replaced	0	9/3
#Low flow toilets	0	14/3
#Low flow showerheads	0	10/3
#Units with bus/rail access	0	9/6

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	7/1	9/6	77.78
# Owner Households	0	0	0	0/0	7/1	9/6	77.78

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2015

Completed Activity Actual End Date:

Responsible Organization:

Healthy Neighborhoods, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$0.00	\$750,000.00
Total Obligated	\$0.00	\$743,922.41
Total Funds Drawdown	\$0.00	\$742,493.22
Program Funds Drawdown	\$0.00	\$441,913.91
Program Income Drawdown	\$0.00	\$300,579.31
Program Income Received	\$0.00	\$23,945.00
Total Funds Expended	\$0.00	\$748,187.41
Healthy Neighborhoods, Inc.	\$0.00	\$748,187.41
Match Contributed	\$0.00	\$86,000.00

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999. The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,000 to \$25,000.

Location Description:

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

Activity Progress Narrative:

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



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Completed Activity Actual End Date:

Responsible Organization:

St. Ambrose Housing Aid Center, Inc.

Overall	Oct 1 thru Dec 31, 2014	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	\$2,841,578.89
Program Funds Drawdown	\$0.00	\$2,403,580.19
Program Income Drawdown	\$0.00	\$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		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	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,500,000.00
Total Budget	\$0.00	\$6,500,000.00
Total Obligated	\$0.00	\$5,104,244.61
Total Funds Drawdown	\$181,456.94	\$4,850,684.84
Program Funds Drawdown	\$0.00	\$2,368,025.23
Program Income Drawdown	\$181,456.94	\$2,482,659.61
Program Income Received	\$21,033.36	\$3,255,206.98
Total Funds Expended	\$181,456.94	\$5,062,655.93
St. Ambrose Housing Aid Center, Inc.	\$181,456.94	\$5,062,655.93
Match Contributed	\$0.00	\$409,768.80

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:

St. Ambrose Housing Aid Center, Inc. has begun rehabilitation on four more houses in the Belair-Edison neighborhood. All of the houses will be sold to eligible homeowners earning at or below 120% of Area Median Income. There are currently two homes are under contracts of sale.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	39/140
#Energy Star Replacement Windows	0	244/100
#Additional Attic/Roof Insulation	0	39/50
#High efficiency heating plants	0	39/50
#Efficient AC added/replaced	0	37/50
#Replaced thermostats	0	39/50
#Replaced hot water heaters	0	39/50
#Light Fixtures (indoors) replaced	0	221/50
#Light fixtures (outdoors) replaced	0	74/50
#Refrigerators replaced	0	39/50
#Clothes washers replaced	0	39/50
#Dishwashers replaced	0	39/50
#Low flow toilets	0	61/50
#Low flow showerheads	0	38/50
#Units with bus/rail access	0	39/140

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/140
# of Singlefamily Units	0	39/140

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	25/50	39/140	64.10
# Owner Households	0	0	0	0/0	25/50	39/140	64.10

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, 2014	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	\$0.00	\$2,683,681.93
Telesis Baltimore Corporation	\$0.00	\$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:

There was no activity to report this quarter.



Accomplishments Performance Measures

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

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

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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$6,600,000.00
Total Budget	\$0.00	\$6,600,000.00
Total Obligated	\$0.00	\$6,600,000.00
Total Funds Drawdown	\$290,510.56	\$6,511,599.14
Program Funds Drawdown	\$0.00	\$4,316,209.33
Program Income Drawdown	\$290,510.56	\$2,195,389.81
Program Income Received	\$324,581.24	\$4,995,134.64
Total Funds Expended	\$290,510.56	\$6,511,599.14
Telesis Baltimore Corporation	\$290,510.56	\$6,511,599.14
Match Contributed	\$48,500.00	\$3,702,477.80

Activity Description:

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

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

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

Location Description:

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

Activity Progress Narrative:

Telesis Baltimore Corporation over the last year sold 2 homes in its final phase of 15 houses in the Barclay neighborhood this quarter: 316E. 22nd Street and 338 East 22nd Street. One home was sold to eligible homeowners earning at or below 120% of Area Median Income. One home was sold to eligible homeowner earning at or below 80% of the Area Median Income. Only one house in the final phase remains to be sold.

Matching funds of \$20,000 from the Baltimore City Vacants to Values program, \$5,000 from the State of Maryland Settlement Expense Loan Program, \$20,500 from Johns Hopkins Live Near York Work program, and \$3,000 from the City Live Near York



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		32/30
#Energy Star Replacement Windows		20		248/40
#Additional Attic/Roof Insulation		2		32/20
#High efficiency heating plants		2		32/20
#Efficient AC added/replaced		2		32/20
#Replaced thermostats		2		32/20
#Replaced hot water heaters		2		32/20
#Light Fixtures (indoors) replaced		24		312/20
#Light fixtures (outdoors) replaced		2		62/20
#Refrigerators replaced		2		32/20
#Clothes washers replaced		2		32/20
#Dishwashers replaced		2		32/20
#Low flow toilets		4		87/20
#Low flow showerheads		2		62/20
#Units with bus/rail access		2		31/30
#Units exceeding Energy Star		2		31/20

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		2		32/30
# of Singlefamily Units		2		32/30

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	6/0	32/30	18.75
# Owner Households	0	1	2	0/0	6/0	32/30	18.75

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

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

Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Under Way
Project Number: NSP2-5FM	Project Title: Financing Mechanisms A
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: Healthy Neighborhoods, Inc.

Overall	Oct 1 thru Dec 31, 2014	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 Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204



Activity Progress Narrative:

There was no activity to report this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

